



City Hall Council Chamber  
1515 Sixth Street, Coachella, California  
(760) 398-3502 ♦ [www.coachella.org](http://www.coachella.org)

# AGENDA

CITY COUNCIL REGULAR MEETING  
OF THE CITY OF COACHELLA  
THE COUNCIL SITTING AS THE COACHELLA SANITARY DISTRICT,  
COACHELLA FIRE PROTECTION DISTRICT, COACHELLA FINANCING AUTHORITY,  
COACHELLA EDUCATIONAL AND GOVERNMENTAL ACCESS CABLE CHANNEL CORPORATION,  
COACHELLA WATER AUTHORITY, AND SUCCESSOR AGENCY TO THE COACHELLA REDEVELOPMENT AGENCY

**November 09, 2022**  
6:00 PM Regular Meeting

Pursuant to Assembly Bill 361,  
along with the Governor's State of Emergency Declaration issued on March 4, 2020,  
this meeting may be conducted via teleconference.

**This meeting's options will be either in-person or via Zoom:**

<p>In-Person Meeting Location:</p> <p>Coachella City Hall Council Chamber 1515 Sixth Street Coachella, CA</p>	<p><b>If you would like to attend the meeting via Zoom, here is the link:</b></p> <p><a href="https://us02web.zoom.us/j/88457271898?pwd=REdzU1NoQmpVSFhWTDVaZ0VCekYxdz09">https://us02web.zoom.us/j/88457271898?pwd=REdzU1NoQmpVSFhWTDVaZ0VCekYxdz09</a> Or One tap mobile : 16699006833,,88457271898#,,, *606140# Or Telephone: US: +1 669 900 6833 <b>Webinar ID: 884 5727 1898</b> <b>Passcode: 606140</b></p> <p><b>Spanish:</b> El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla</p>
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- Public comments may be received **either in person, via email, telephonically, or via Zoom** with a limit of **250 words, or three minutes:**
  - **In Real Time:**

If participating in real time via Zoom or phone, during the Public Comment Period, use the “**raise hand**” function on your computer, or when using a phone, participants can raise their hand by pressing \*9 on the keypad.
  - **In Writing:**

Written comments may be submitted to the City Council electronically via email to [cityclerk@coachella.org](mailto:cityclerk@coachella.org). Transmittal **prior to the start** of the meeting is required. All written comments received will be forwarded to the City Council and entered into the record.
  - If you wish, you may leave a message at (760) 262-6240 before 5:30 p.m. on the day of the meeting.

- The **live stream** of the meeting may be **viewed online** by accessing the city's website at [www.coachella.org](http://www.coachella.org), and clicking on the "**Watch Council Meetings**" tab located on the home page, and then clicking on the "live" button.

**CALL TO ORDER:**

**ROLL CALL:**

**VIRTUAL PUBLIC MEETINGS:**

1. Resolution No. 2022-93 a Resolution to Continue Fully or Partially Virtual Public Meetings (AB 361)

**APPROVAL OF AGENDA:**

“At this time the Council/ Board/Corporation/Authority may announce any items being pulled from the Agenda or continued to another date or request the moving of an item on the agenda”

**PLEDGE OF ALLEGIANCE:**

**PROCLAMATIONS/PRESENTATIONS:**

2. Recognition of Coachella Valley High School Fall Sports:
  - Cross Country
  - Football
  - Girls Golf
  - Girls Tennis
  - Girls Volleyball
3. Proclamation Recognizing Code Enforcement Officer Appreciation Week
4. Imperial Irrigation District (IID) Energy Assistance Programs
5. Presentation from College of the Desert, PaCE: Free CVAG and CVWD Online Landscaping Certification Training for Landscapers Applying for or Renewing a Business License
6. Landscape and Lighting Maintenance Districts (LLMD) 33 Pocket Park Design
7. Frontier Fiber Project

**WRITTEN COMMUNICATIONS:**

**CONSENT CALENDAR:**

(It is recommended that Consent Items be acted upon simultaneously unless separate discussion and/or action is requested by a Council Member or member of the audience.)

8. Regular Meeting Minutes of October 12, 2022, of the City Council, Coachella Fire Protection District, Coachella Sanitary District, Coachella Financing Authority, Coachella Educational and Governmental

Access Cable Corporation, Coachella Water Authority, and Successor Agency to the Coachella Redevelopment Agency.

9. Voucher Listing — EFT's/Utility Billing Refunds/FY 2022-23 Expenditures as of November 9, 2022, \$3,892,472.80.
10. Resolution No. 2022-83 creating and/or updating job positions in the management analyst job position series.
11. Resolution No. 2022-94, acknowledging receipt of a report made by the Fire Chief of the Riverside County Fire Department regarding compliance with the annual inspection of certain occupancies pursuant to sections 13146.2 and 13146.3 of the California Health and Safety Code.
12. Resolution No. 2022-95 Approving and Adopting an Amended Conflict of Interest Code Pursuant to the Political Reform Act of 1974
13. Adopt Resolution No. 2022-98 Authorizing State of California Cannabis Equity Act Grant Funding
14. Resolution No. WA-2022-06 Authorizing Resolution for the Urban Drought 2022 Coachella Water Authority Proposal
15. Quarterly Reports
16. Investment Report – August 2022
17. Approve Lease Agreement with Alianza Coachella Valley, for property located at 1515 Sixth Street, Coachella.
18. Approve execution of Lease between City of Coachella and Desert Community College District for property located at 1538 Seventh Street; authorize non-substantive changes as authorized by City Attorney.
19. Approve Professional Services Agreement between City of Coachella and the Greater Coachella Valley Chamber of Commerce for fiscal year 2022-2023.
20. Authorize the City Manager to execute Professional Services Agreements with City Advisors for On-Call Professional Planning Consultant Services and Add City Advisors to the Official list of On-Call Professional Planning Consultants.

**NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):**

21. Introduce Ordinance No. 1199 for first reading amending Chapter 4.40 of the Coachella Municipal Code pertaining to the collection of Transportation Uniform Mitigation Fees (TUMF).
22. Introduce Ordinance No. 1200, first reading, revising Municipal Code Title 15, Chapter 15.24 for the purpose of adopting the 2022 California State Fire Code.
23. Introduce Ordinance No. 1201, First Reading, revising Municipal Code Title 15 for the purpose of adopting the 2022 California State Building Codes
24. Provide staff direction for 2022 Hometown Heroes Honorees.

**PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):**

**25. Tripoli Mixed-Use Project (Proposed Revisions):**

Resolution No. 2022-96, Amendments to Conditional Use Permit (CUP) 351 and Architectural Review (AR) 22-04 for the PUD (Planned Unit Development) Overlay Zone guidelines, design revisions and modifications to conditions of approval for a mixed-use development consisting of 108 apartment units and 2 retail units on 2.8 acres of vacant C-G (General Commercial) zoned property at the northeast corner of Cesar Chavez Street and Bagdad Avenue (APN# 778-081-003 and -001) Applicant: Chelsea Investment Corporation

**26. Adopt Resolution No. 2022-97 Authorizing the City Manager to Submit an Application to the County of Riverside for the Fiscal Year 2023-24 Community Development Block Grant Program Entitlement Funds in the Amount of \$369,000.00 for the City of Coachella Home Enhancement Program**

**PUBLIC COMMENTS (NON-AGENDA ITEMS):**

The public may address the City Council/Board/Corporation/ Authority on any item of interest to the public that is not on the agenda but is in the subject matter jurisdiction thereof. Please limit your comments to three (3) minutes.

**REPORTS AND REQUESTS:**

Council Comments/Report of Miscellaneous Committees.

City Manager's Comments.

**ADJOURNMENT:**

*Complete Agenda Packets are available for public inspection on the City's website [www.coachella.org](http://www.coachella.org).*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



**STAFF REPORT**  
**10/12/2022**

**TO:** Honorable Mayor and City Council Members

**FROM:** Dr. Gabriel Martin, City Manager  
Best Best & Krieger, LLP, City Attorney

**SUBJECT:** Resolution No. 2022-93 a Resolution to Continue Fully or Partially Virtual Public Meetings (AB 361)

**STAFF RECOMMENDATION:**

It is recommended that the City Council adopt Resolution No. 2022-88 to continue fully or partially virtual public meetings.

**BACKGROUND:**

The Brown Act generally allows for teleconference or virtual meetings, provided that the physical locations of the council members joining by teleconference are posted on the agenda, that those locations are open to the public and that a quorum of the council members is located within the City. Newly enacted AB 361 provides an exception to these procedures in order to allow for fully virtual meetings during proclaimed emergencies, including the COVID-19 pandemic.

In March of 2020, Governor Newsom issued Executive Order N-29-20, which suspended portions of the Brown Act relating to teleconferencing, enabling fully virtual meetings without having to post the location of the council members attending virtually. Many cities and other public agencies have been holding public meeting using virtual platforms since this time. In June of 2021, Governor Newsom issued Executive Order N-08-21, which provided that the exceptions contained in EO N-29-20 would sunset on September 30, 2021.

On September 10, 2021, the Legislature adopted AB 361, which allows public agencies to hold fully virtual meetings under certain circumstances. Governor Newsom signed the bill into law on September 16, 2021. Because it contained an urgency provision, it took immediate effect. The Governor then suspended AB 361 until October 2, allowing a transition period from the prior Executive Order.

Under AB 361, cities can hold meetings without a public meeting space and without providing notice of the council members' teleconference locations if there is a Governor-proclaimed state of emergency and either state or local officials are imposing or recommending measures to promote social distancing or the City Council determines that meeting in person will be unsafe for attendees. If the virtual meeting is due to social distancing recommendations, the City Council does not have

to make any findings at its first meeting under AB 361. However, to continue meeting virtually, the City Council must find that state or local officials still at least recommend measure to promote social distancing. The findings must be made within 30 days of the first meeting and every thirty days thereafter.

**DISCUSSION/ANALYSIS:**

On March 4th, 2020, the Governor proclaimed a state of emergency due to the COVID-19 pandemic. The state of emergency remains in effect as of the publication of this report.

Virtual meetings are currently allowed under AB 361 because state and local officials are continuing to recommend measures to promote social distancing. In the case of the pandemic, the requisite standards for holding virtual meetings are low. The City Council would only have to find that any state or local official is recommending measures to promote social distancing. Under the plain language of the statute, there does not have to be an order requiring social distancing, and the recommendation only needs to come from a state or local official. Nothing in the bill requires that the recommendation be a formal recommendation of a local health officer or in any sort of formal guideline.

Under AB 361, the “local agency” – which the Brown Act defines as the City, not the City Council - may utilize virtual meetings if the “legislative body” makes the required findings. As defined in the Brown Act, a “legislative body” includes both the City Council and all committees and commissions. Because the City Council is the most appropriate board to make findings and policy decisions on behalf of the City, the proposed resolution contains a two-pronged approach: It provides that all commissions and committees shall be authorized to utilize virtual meeting procedures for 30 days, and authorizes each individual commission or committee to make findings in support of virtual meetings if the City Council has not renewed or terminated the resolution. Thus, the proposed resolution provides the City Council with the flexibility to allow its commissions and committees to host virtual meetings, while still maintain the City Council’s jurisdiction to require in-person meetings as warranted.

AB 361 allows the use of fully virtual meetings under the foregoing conditions, but it does not prohibit hybrid meetings. By adopting the proposed resolution, and continuing to renew it as conditions warrant, the City Council and any subordinate boards are not precluded from holding meetings that have some traditional components and some virtual or telephonic components. The City Council (and other City boards) may hold meetings where some members join in the Council Chambers and some members join virtually. The City Council may also continue to allow both live and virtual public comments, together with reduced capacity in the Chambers as conditions warrant. For any hybrid meetings, AB 361 requires that members of the public be able to make live public comments directly to the Council or other board using telephonic or electronic means and that the agenda identify the means for making public comments.

As noted above, by adopting the proposed Resolution, the City Council is not prohibited from returning to fully in-person meetings. The Resolution is intended to provide the option to utilize the AB 361 procedures in lieu of the Brown Act’s standard teleconferencing requirements. At future City Council meetings, a consent calendar item will be placed on each agenda to reconsider

and potentially renew the Resolution.

**FISCAL IMPACT:**

None.

**ATTACHMENT:**

Resolution No. 2022-93

**RESOLUTION NO. 2022-93**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, MAKING FINDINGS AND DETERMINATIONS UNDER AB 361 FOR CONTINUED VIRTUAL MEETINGS**

**WHEREAS**, the Ralph M. Brown Act (Gov. Code § 54950 et seq.) generally requires local agencies meeting via teleconference, including through other virtual or electronic means, to provide public access at each location in which members of the legislative body are teleconferencing; and

**WHEREAS**, the Legislature recently enacted Assembly Bill 361 (AB 361), which amended Government Code section 54953 to allow local agencies to meet fully virtually during a proclaimed state of emergency if state or local officials have imposed or recommended measures to promote social distancing; and

**WHEREAS**, the City Council finds that the Governor issued a proclamation declaring a state of emergency on March 4, 2020 due to the COVID-19 pandemic, pursuant to section 8625 of the California Emergency Services Act; and

**WHEREAS**, the City Council has reconsidered the circumstances of the state of emergency and finds that state or local officials continue to recommend measures to promote social distancing; and

**WHEREAS**, the City Council desires that the City of Coachella, including all commissions, committees, and other Brown Act bodies shall continue to hold virtual meetings pursuant to AB 361 and Government Code section 54953(e).

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COACHELLA DOES HEREBY RESOLVE AND FIND AS FOLLOWS:**

**Section 1.** The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

**Section 2.** The City Council and all other commissions, committees or other Brown Act bodies of the City shall be authorized to continue to meet virtually in accordance with Government Code section 54953(e) and without compliance with section 54953(b)(3).

**Section 3.** This Resolution does not prevent or prohibit the City Council or any commission, committee or other Brown Act body of the City from holding hybrid meetings (containing both virtual and in-person components) or from meeting in-person, provided such meetings comply with AB 361 and with all state and local health orders. Commissions, committees and other Brown Act bodies shall comply with all rules established by the City Council and/or City Manager for attendance at meetings.

**Section 4.** The City Council shall take action to renew this Resolution every thirty days for as long as any state or local officials continue to recommend any measures to promote social

distancing, but the City Council may terminate the Resolution at any time. In the event that more than 30 days pass between regular City Council meetings, the City Council shall take action to renew this Resolution prior to taking any action or engaging in any deliberation or discussion in a virtual meeting; renewal of this Resolution may occur either at the beginning of the next regular meeting or at a special meeting called for such purposes. In the event this Resolution has lapsed, and the City Council has not terminated it, any commission, committee or other Brown Act board of the City shall be authorized to, and shall, make any required findings in order to meet virtually under AB 361.

**Section 5. Severability.** If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The City Council declares that the City Council would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

**Section 6. Effective Date.** This Resolution shall take effect immediately upon its adoption.

**PASSED, APPROVED and ADOPTED** this 9<sup>th</sup> day of November 2022.

\_\_\_\_\_  
Steven A. Hernandez  
Mayor

**ATTEST:**

\_\_\_\_\_  
Angela M. Zepeda  
City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Carlos Campos  
City Attorney

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) ss.  
CITY OF COACHELLA )

**I HEREBY CERTIFY** that the foregoing Resolution No. 2022-93 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 9<sup>th</sup> day of November 2022, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Andrea J. Carranza, MMC  
Deputy City Clerk

CITY OF COACHELLA  
CALIFORNIA

*Proclamation*

**WHEREAS**, the achievements of Coachella Valley High School (CVHS) students highlight the commitment, spirit, and pride of the Coachella Valley community and should be recognized; and

**WHEREAS**, the CVHS cross country team has completed its 2022 season; and

**WHEREAS**, the cross country staff and team are to be commended for having a tremendous season this year; and

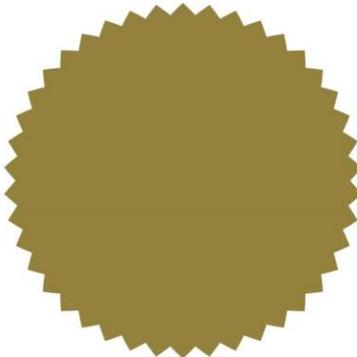
**WHEREAS**, the cross country team demonstrates that hard work, perseverance, and dedication results in success; and

**WHEREAS**, the City of Coachella applauds the coaches, team, parents, administration, faculty and the Arab students and alumni of Coachella Valley High School for their school spirit; and

**NOW THEREFORE**, I, Steven A. Hernandez, Mayor of the City of Coachella, by the power vested in me, do hereby recognize

*Coachella Valley High School  
Cross Country Team*

On their season, and urge all citizens of the City of Coachella to wish them well in their remaining high school days.



**IN WITNESS HEREOF**, I have hereunto set my hand and caused the official seal of the City of Coachella, California to be affixed this 9<sup>th</sup> day of November 2022.

*Steven A. Hernandez*

Steven A. Hernandez, Mayor  
City of Coachella, California

CITY OF COACHELLA  
CALIFORNIA

*Proclamation*

**WHEREAS**, the achievements of Coachella Valley High School (CVHS) students highlight the commitment, spirit, and pride of the Coachella Valley community and should be recognized; and

**WHEREAS**, the CVHS football team has completed its 2022 season; and

**WHEREAS**, the football staff and team are to be commended for having a tremendous season this year; and

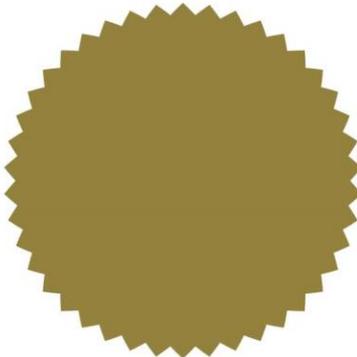
**WHEREAS**, the football team demonstrates that hard work, perseverance, and dedication results in success; and

**WHEREAS**, the City of Coachella applauds the coaches, team, parents, administration, faculty and the Arab students and alumni of Coachella Valley High School for their school spirit; and

**NOW THEREFORE**, I, Steven A. Hernandez, Mayor of the City of Coachella, by the power vested in me, do hereby recognize

*Coachella Valley High School  
Football Team*

On their season, and urge all citizens of the City of Coachella to wish them well in their remaining high school days.



**IN WITNESS HEREOF**, I have hereunto set my hand and caused the official seal of the City of Coachella, California to be affixed this 9<sup>th</sup> day of November 2022.

*Steven A. Hernandez*

Steven A. Hernandez, Mayor  
City of Coachella, California

CITY OF COACHELLA  
CALIFORNIA

*Proclamation*

**WHEREAS**, the achievements of Coachella Valley High School (CVHS) students highlight the commitment, spirit, and pride of the Coachella Valley community and should be recognized; and

**WHEREAS**, the CVHS girls golf team has completed its 2022 season; and

**WHEREAS**, the girls golf staff and team are to be commended for having a tremendous season this year; and

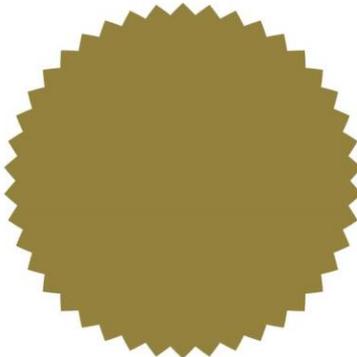
**WHEREAS**, the girls golf team demonstrates that hard work, perseverance, and dedication results in success; and

**WHEREAS**, the City of Coachella applauds the coaches, team, parents, administration, faculty and the Arab students and alumni of Coachella Valley High School for their school spirit; and

**NOW THEREFORE**, I, Steven A. Hernandez, Mayor of the City of Coachella, by the power vested in me, do hereby recognize

*Coachella Valley High School  
Girls Golf Team*

On their season, and urge all citizens of the City of Coachella to wish them well in their remaining high school days.



**IN WITNESS HEREOF**, I have hereunto set my hand and caused the official seal of the City of Coachella, California to be affixed this 9<sup>th</sup> day of November 2022.

*Steven A. Hernandez*

Steven A. Hernandez, Mayor  
City of Coachella, California

CITY OF COACHELLA  
CALIFORNIA

*Proclamation*

**WHEREAS**, the achievements of Coachella Valley High School (CVHS) students highlight the commitment, spirit, and pride of the Coachella Valley community and should be recognized; and

**WHEREAS**, the CVHS girls tennis team has completed its 2022 season; and

**WHEREAS**, the girls tennis staff and team are to be commended for having a tremendous season this year; and

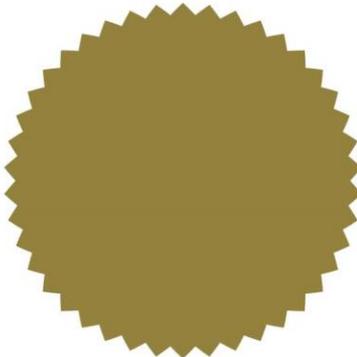
**WHEREAS**, the girls tennis team demonstrates that hard work, perseverance, and dedication results in success; and

**WHEREAS**, the City of Coachella applauds the coaches, team, parents, administration, faculty and the Arab students and alumni of Coachella Valley High School for their school spirit; and

**NOW THEREFORE**, I, Steven A. Hernandez, Mayor of the City of Coachella, by the power vested in me, do hereby recognize

*Coachella Valley High School  
Girls Tennis Team*

On their season, and urge all citizens of the City of Coachella to wish them well in their remaining high school days.



**IN WITNESS HEREOF**, I have hereunto set my hand and caused the official seal of the City of Coachella, California to be affixed this 9<sup>th</sup> day of November 2022.

*Steven A. Hernandez*

Steven A. Hernandez, Mayor  
City of Coachella, California

CITY OF COACHELLA  
CALIFORNIA

*Proclamation*

**WHEREAS**, the achievements of Coachella Valley High School (CVHS) students highlight the commitment, spirit, and pride of the Coachella Valley community and should be recognized; and

**WHEREAS**, the CVHS girls volleyball team has completed its 2022 season; and

**WHEREAS**, the girls volleyball staff and team are to be commended for having a tremendous season this year; and

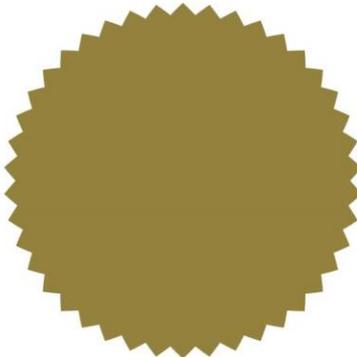
**WHEREAS**, the girls volleyball team demonstrates that hard work, perseverance, and dedication results in success; and

**WHEREAS**, the City of Coachella applauds the coaches, team, parents, administration, faculty and the Arab students and alumni of Coachella Valley High School for their school spirit; and

**NOW THEREFORE**, I, Steven A. Hernandez, Mayor of the City of Coachella, by the power vested in me, do hereby recognize

*Coachella Valley High School  
Girls Volleyball Team*

On their season, and urge all citizens of the City of Coachella to wish them well in their remaining high school days.



**IN WITNESS HEREOF**, I have hereunto set my hand and caused the official seal of the City of Coachella, California to be affixed this 9<sup>th</sup> day of November 2022.

*Steven A. Hernandez*

Steven A. Hernandez, Mayor  
City of Coachella, California

# CITY OF COACHELLA CALIFORNIA

## Proclamation

**WHEREAS**, the State of California has proclaimed the 2nd week of October as Code Enforcement Officer Appreciation Week; and

**WHEREAS**, Code Enforcement Officers provide for the safety, health, and welfare of citizens through the enforcement of local, state, and federal laws and ordinances dealing with various issues of building, zoning, housing, animal control, environmental, health, and life safety; and

**WHEREAS**, Code Enforcement Officers have challenging and demanding roles and often do not receive recognition for the job they do in improving quality of life for residents and businesses of local communities; and

**WHEREAS**, the role of many Code Enforcement Officers has expanded in recent years with jurisdictions increasingly relying on the expertise and training of Code Enforcement Officers in their communities; and

**WHEREAS**, Code Enforcement Officers are dedicated, highly qualified, and highly trained professionals who share the goals of preventing neighborhood deterioration, enhancing communities, ensuring safety, and preserving property values through knowledge, training, and application of housing, zoning, and nuisance laws; and

**WHEREAS** the City of Coachella recognizes and honor the Code Enforcement Officers that serve our community and acknowledge their role in leading the way to improve quality of life within our community.

**NOW, THEREFORE**, I, Steven A. Hernandez, Mayor of the City of Coachella, by the power vested in me, do hereby recognize

### *Code Enforcement Officer Appreciation Week*

and encourage all citizens of the City of Coachella in recognizing and expressing our appreciation for the dedication and service by the individuals who serve as our Code Enforcement Officers.



**IN WITNESS HEREOF**, I have hereunto set my hand and caused the official seal of the City of Coachella, California to be affixed this 9<sup>th</sup> day of November 2022.

Steven A. Hernandez, Mayor  
City of Coachella, California



# IMPERIAL IRRIGATION DISTRICT (IID)

**Trinidad Arredondo & Lee Hernandez**  
Government Affairs & Communications





## ABOUT IID

- Irrigation district and public power provider
- One of eight energy-balancing authorities in California
- Electrical service area is 6,898 square miles
- Serves population of approximately 450,000 through 156,000 customer accounts
- Amongst lowest energy rates in California



# IID SERVICE AREA



## GREEN CUSTOMER PROGRAMS

- Net Energy Billing (Rooftop Solar)
  - *Credits customers for overgeneration at rate based on cost for IID to procure wholesale solar generation, 6.98 cents*
  - *No cap on participation*
- Green Energy Rate
  - *IID purchases additional renewable energy power on customers' behalf up to 100% of their use*
  - *Rate = 1.31 to 2 cents per kilowatt-hour*
  - *IID has allocated 5 megawatts for this program*

# GREEN CUSTOMER PROGRAMS

- E-Green Solar program
  - *Based on community solar model*
  - *IID procures 30 MW to serve 15,000 low-income qualified electric customers*
  - *Lowers the energy bills of its qualified customers*
  - *Energy cost approximately 2 cents per kilowatt-hour*



## ENERGY ASSISTANCE PROGRAMS

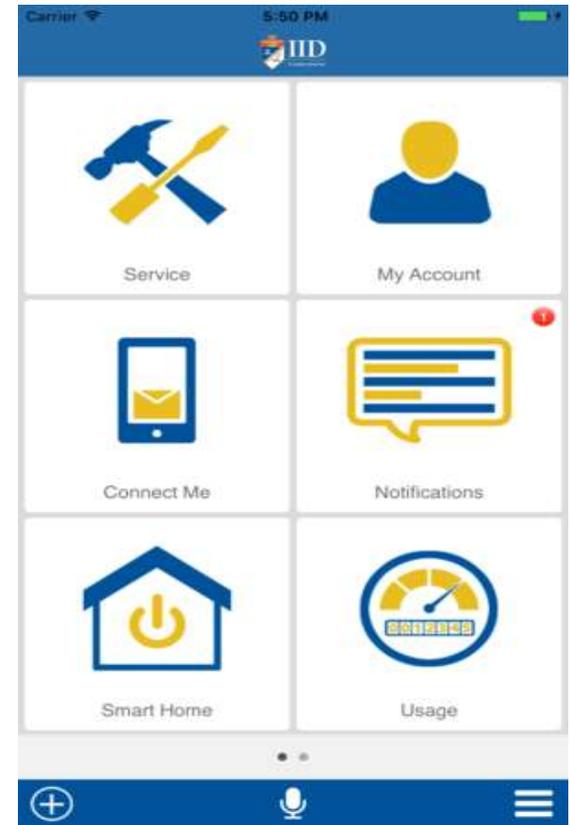
- **Residential Energy Assistance Program (REAP)**
  - *20 % discount to income qualified customers*
  - *30% discount to income qualified seniors*
- **Emergency Energy Assistance Program (EEAP)**
  - *Assistance to customers facing disconnection for non-payment (Quarterly for REAP participants)*
- **Medical Equipment Energy Usage Assistance (MEEUP)**
  - *Discount to customers who use prescribed medical equipment to sustain life or prevent deterioration of medical condition*

## CONNECT WITH IID

- [www.iid.com](http://www.iid.com)



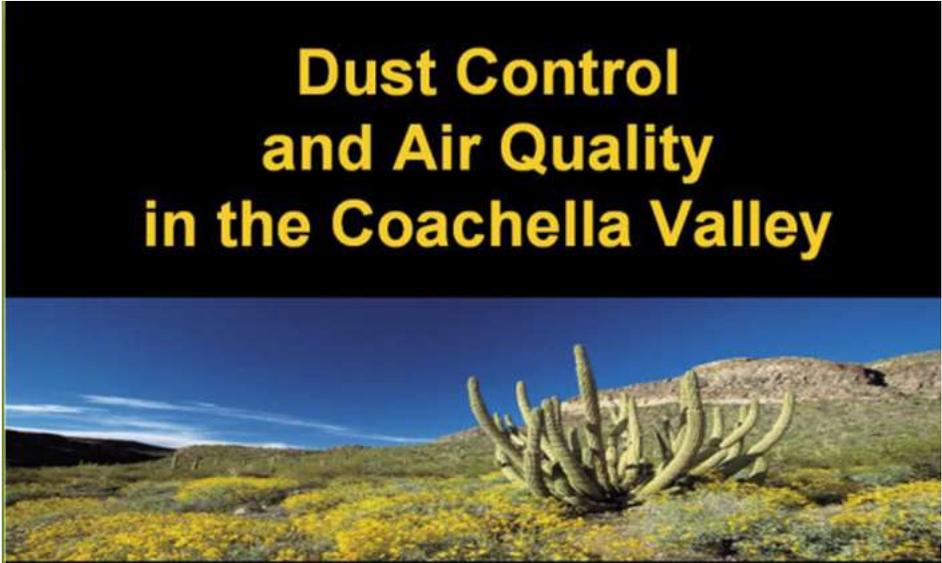
- IID Customer Connect App
- 1-800-303-7756





# LANDSCAPING CERTIFICATION TRAINING





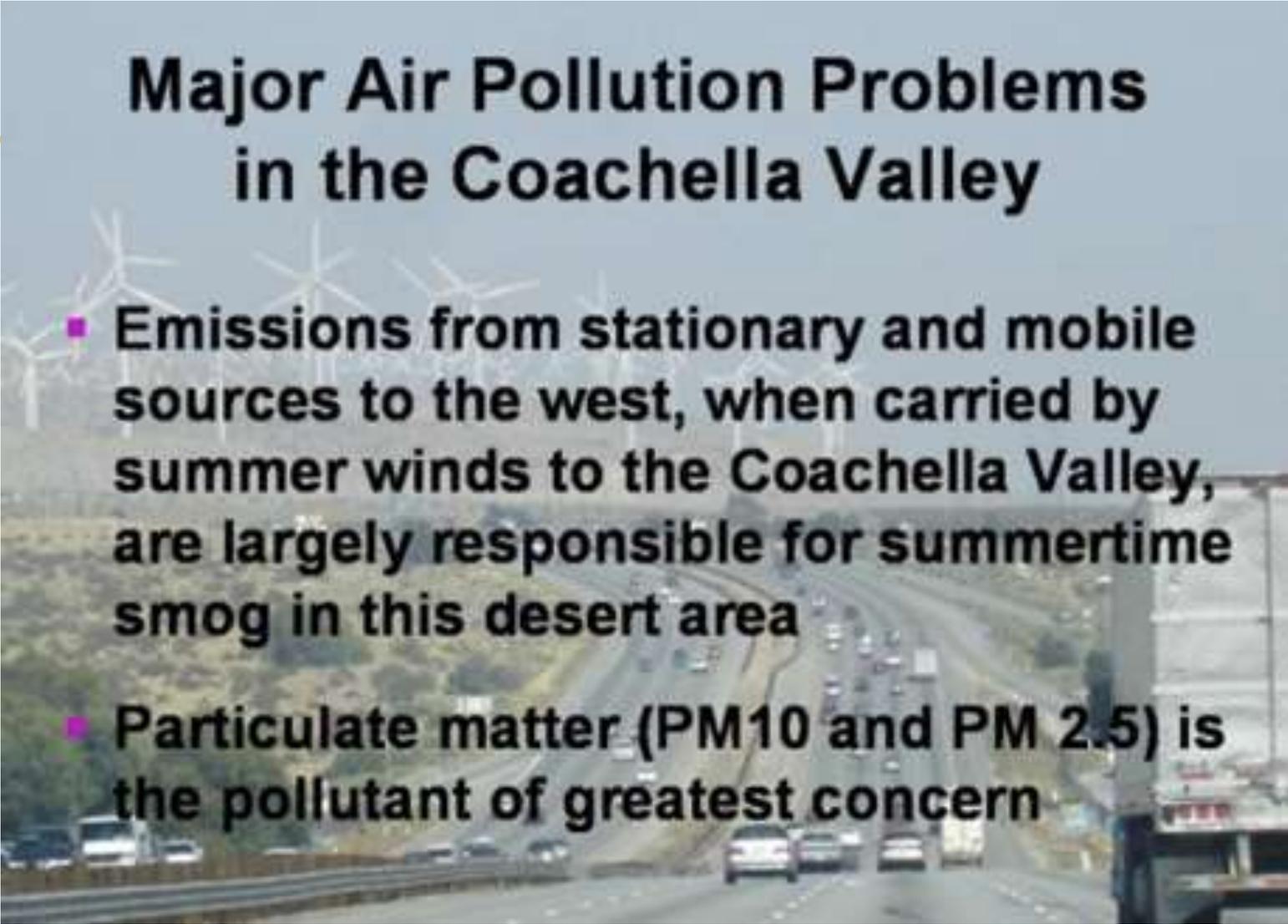
# MISSION

- Provide workforce training for Landscapers in the Coachella Valley
- Reduce dust emissions to improve air quality



## Major Air Pollution Problems in the Coachella Valley

- Emissions from stationary and mobile sources to the west, when carried by summer winds to the Coachella Valley, are largely responsible for summertime smog in this desert area
- Particulate matter (PM10 and PM 2.5) is the pollutant of greatest concern



**The Landscaping Certification Training** is for landscaper license applicants that are applying for a new business license or for applicants renewing their license.

The training certification is good for one year.



# PROGRAM HISTORY



Training was developed and launched in response to the Clean Air Plan and the need to meet state air quality standards.

## **CVAG's Energy and Environmental Resources Committee**

- **Members include an elected official from each city in the Coachella Valley**
- **Mission: to do more for air quality**
- **Development of model ordinance recommended to address needs for landscape-related businesses to learn about its Reseeding Alternative**
  - **Approved by CVAG Executive Committee July 2007**
  - **Distributed to all desert cities**
  - **Adopted by 8 of 9 cities**

# LANDSCAPING CERTIFICATION TRAINING

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## FREE

*Landscapers take the training at no cost*

## FAST

*Takes approximately 30 to 60 minutes to complete each session*

## BILINGUAL

*Is offered in both English and Spanish*

## CONVENIENT

*Can be accessed from any computer: home, office, laptop, library, or PaCE*



**CVAG**

Overseeding  
Certification Training



Water Conservation  
Certification Training



# PaCE

Computer lab and login assistance available through Partnership and Community Education (PaCE), located in the Palm Desert Mall



72840 Highway 111, Suite C-101  
Palm Desert, CA 92260  
760.776.7420

# LANDSCAPING CERTIFICATION TRAINING





CVAG Overseeding Certification Course

## Overseeding Certification Course

For Coachella Valley Landscapers

**Menu**

1. Overseeding Certification Cou...
2. Course Purpose
3. What are PM10 Dust Emissions?
4. Causes of PM10 Emissions
5. Guidelines from UC Riverside ...
6. Results of the Study
- ▶ 7. Knowledge Check 1
8. Applying the Study Results
9. Advantages of New Method
10. Closer Look at the New Meth...
11. Residential Reseeding Guide
12. Best Practices
13. Knowledge Check 2
14. Challenges: If you must seed ...
15. Training Your Employees
16. Knowledge Check 3
17. Water Conservation Goals
18. Water Conservation Definitio...
19. Water Conservation Schedules
20. Recycle & Reuse
21. Green Waste Products
22. Top Dressing, Top Soil

Brought to you by:

### Coachella Valley Association of Governments

◀ PREV    NEXT ▶

# CERTIFICATE OF COMPLETION



This is to certify that

**Veronica Izurieta**

College of the Desert

Successfully completed the CVAG Overseeding Certification course

Awarded on: 11/28/2017



# LANDSCAPING CERTIFICATION TRAINING



Landscape Certification Program

Coachella Valley WATER DISTRICT

## Landscape Certification Program

COACHELLA VALLEY LANDSCAPE BUSINESS LICENSE QUALIFICATION CLASS

Click "Transcript" to view course transcript.

START COURSE →

- Menu
- Transcript
- Introduction
  - Landscape Certification Program
  - Introduction
  - Definition of Efficiency
  - Beneficial Use
  - Beneficial Use
  - Beneficial Irrigation
  - Irrigation System Water Losses
  - Improve Irrigation Efficiency
  - Farm vs. Landscape
  - Improving Turf Grass Efficiency
  - Class Goal
  - Synopsis
  - Glossary
  - Knowledge Check
- Know Your Soil
- Know Your Weather
- Know Your Plants
- Know Your Irrigation System

## Introduction

- The Coachella Valley continues to grow and place increasing demands on its water supply resources.
- We live in a desert that receives 3.66" of effective rainfall per year, but requires about 72" per year of applied irrigation water to grow healthy, attractive turf grass.
- The best way to save water and reduce your water bill is to take advantage of CVWD's Desert Landscaping Program and convert all or part of your landscape to desert-friendly, low water-use plants.
- For those of you wishing to maintain turf grass within a landscape, the intent of this class is to help improve water use efficiency in irrigating turf grass in the Coachella Valley.



The GOAL of this class is to teach you to measure and improve irrigation efficiency factors, eliminate unnecessary losses and then schedule your controller to reduce water use, but maintain plant health and growth.

# Together We Can Make a Difference!

Support the training program and work with CVAG and College of the Desert PaCE:

- ✓ Share information with Landscaper applicants
- ✓ Stress the importance of the training
- ✓ Refer individuals to PaCE if they need assistance

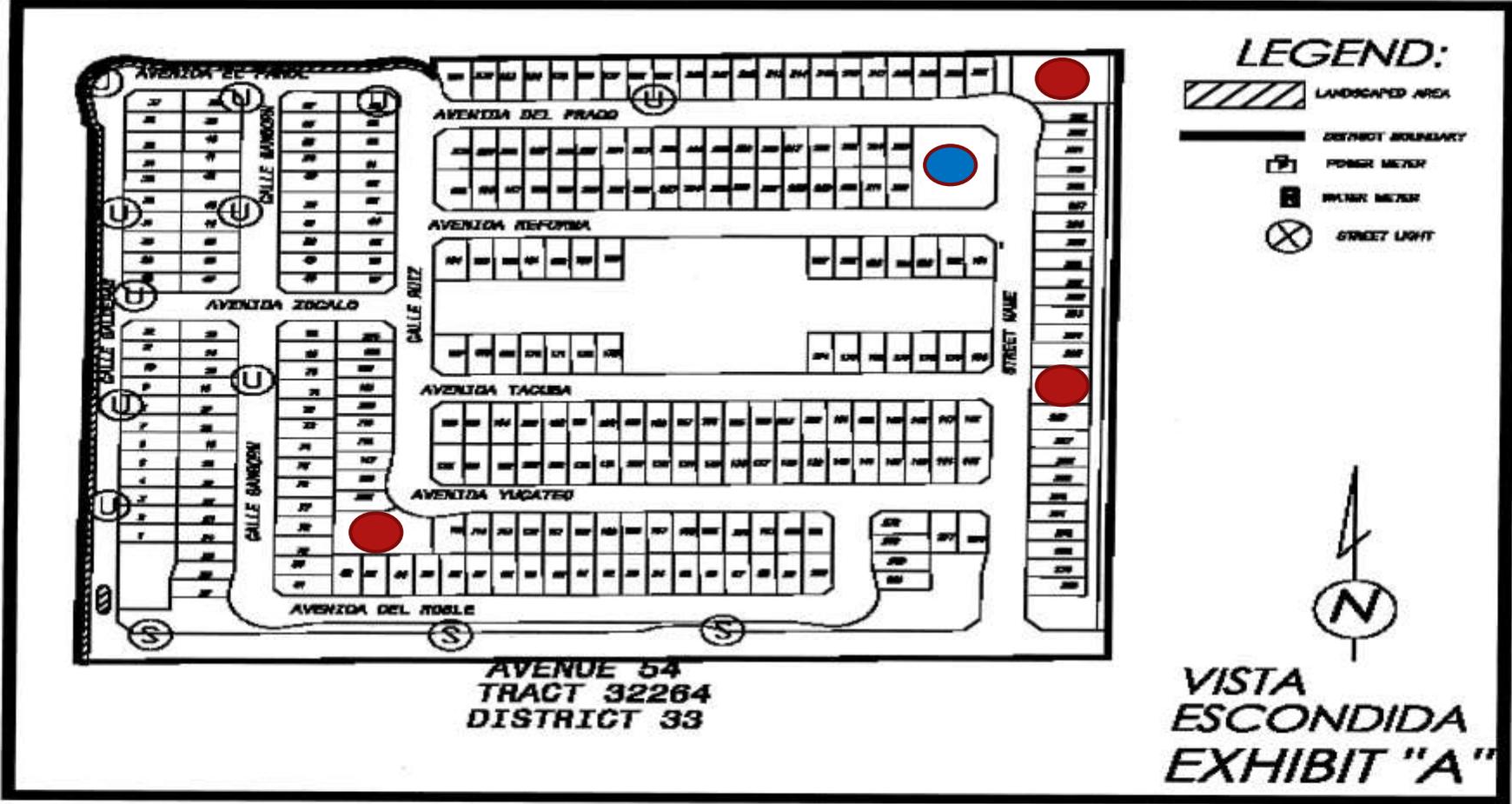




**THANK  
YOU**

*for your contribution to  
clean air and  
water conversation!*

# LLMD 33 Community Meeting



# Design Options for Pocket Park



# Preferred Option – Option 2 Selected by Community Meeting Attendees (over 50)



# Next Steps

- ▶ Complete design plans for landscape of three basins and pocket park
- ▶ Publish Bid and Specifications
- ▶ Council Approval for Award of Construction Contract
- ▶ Construction Anticipated to commence in January/February



City Hall Council Chamber  
1515 Sixth Street, Coachella, California  
(760) 398-3502 ♦ [www.coachella.org](http://www.coachella.org)

# MINUTES

CITY COUNCIL REGULAR MEETING  
OF THE CITY OF COACHELLA  
THE COUNCIL SITTING AS THE COACHELLA SANITARY DISTRICT,  
COACHELLA FIRE PROTECTION DISTRICT, COACHELLA FINANCING AUTHORITY,  
COACHELLA EDUCATIONAL AND GOVERNMENTAL ACCESS CABLE CHANNEL CORPORATION,  
COACHELLA WATER AUTHORITY, AND SUCCESSOR AGENCY TO THE COACHELLA REDEVELOPMENT AGENCY

**October 12, 2022**  
6:00 PM Regular Meeting

**CALL TO ORDER:**

The Regular Meeting of the City Council of the City of Coachella was called to order at 6:05 p.m. by Mayor Hernandez.

**ROLL CALL:**

Present: Councilmember Delgado (*arrived at 6:15 p.m.*), Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.

City Treasurer Aviles, and City Clerk Zepeda

Absent: Councilmember Beaman Jacinto.

*It was announced that Councilmember Beaman Jacinto will be absent, with no known reason, and Councilmember Delgado will be arriving about 15 minutes late.*

**Pursuant to Assembly Bill 361, along with the Governor’s State of Emergency Declaration issued on March 4, 2020, this meeting was conducted both in-person and via teleconference/electronically.**

**VIRTUAL PUBLIC MEETINGS:**

1. Resolution No. 2022-88 a Resolution to Continue Fully or Partially Virtual Public Meetings (AB 361)

Motion: To approve per staff recommendation

Made by: Mayor Pro Tem Gonzalez

Seconded by: Councilmember Galarza

Approved: 3-0, by a unanimous voice vote

**APPROVAL OF AGENDA:**

City Manager Martin asked Council to continue Item 9 to the next meeting, and table Item 25.

Motion: To approve the agenda as modified.

Made by: Councilmember Galarza  
Seconded by: Mayor Pro Tem Gonzalez  
Approved: 3-0, by a unanimous voice vote

**PLEDGE OF ALLEGIANCE:**

City Manager Martin led the Pledge of Allegiance.

**PROCLAMATIONS/PRESENTATIONS:**

2. Recognizing Santa Fe Restaurant as the 2022 Small Business of the Year Award Recipient
3. Presentation on the Coachella IFRP – Immigrant Families Recovery Program
4. Presentation from Consejo de Federaciones Mexicanas (COFEM) on the Proposed Chuckwalla National Monument
5. 2022 Holiday Parade Update
6. SB 1383 Update

**WRITTEN COMMUNICATIONS:**

Emails were received for Item 9 and 34 and were forwarded to the City Council. Those items will be read as the items comes forward for discussion.

*Item 21 was removed from Consent and voted upon separately:*

21. Approve a Community Based Grant to the Coachella Youth Sports Association Soccer League in the Amount of \$1,000

Motion: **To deny**

Made by: Councilmember Galarza  
Seconded by: Mayor Pro Tem Gonzalez  
Approved: 3-1, by the following roll call vote:

AYES: Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.  
NOES: Councilmember Delgado.  
ABSTAIN: None.  
ABSENT: Councilmember Beaman Jacinto.

**CONSENT CALENDAR:**

7. Regular Meeting Minutes of September 14, 2022, of the City Council, Coachella Fire Protection District, Coachella Sanitary District, Coachella Financing Authority, Coachella Educational and Governmental Access Cable Corporation, Coachella Water Authority, and Successor Agency to the Coachella Redevelopment Agency.
8. Voucher Listing — EFT's/Utility Billing Refunds/FY 2021-22 and 2022-23 Expenditures as of October 12, 2022, \$3,765,295.53.
9. *This item was removed from the agenda during Approval of Agenda and continued to the next meeting.*
10. Resolution 2022-90, a Resolution Authorizing the City Manager to Execute Agreements on Behalf of the City Associated with Local Road Safety Plan – Federal Aid # LRSPL-5294(019)
11. Award Maintenance Agreement to BRC Construction for As Needed Miscellaneous Repair Work for the Landscape and Lighting Maintenance Districts Project No. 081122.
12. Award Maintenance Agreement to BRC Construction for As Needed Block Wall and Wrought Iron Fence Repairs for the Landscape and Lighting Maintenance Districts Project No. 081122B.
13. Award Maintenance Agreements to both Rudy G Reyes (dba Rudy's Electric) and Bear Electrical Solutions for the As Needed Electrical Repairs Project No. 081622.
14. Approval for operation of a Beer Garden by Culturas Music & Arts on November 12, 2022, at Dateland Park from 11:00 a.m. to 8:00 p.m.
15. Award professional services agreement to The Christmas Kings for the Holiday Lighting and Decorations Project No. 082522H.
16. Amendment No. 2 to the Professional Services Agreement with KOA Corporation, Inc. for an amount of \$16,344.00 to provide PS&E and Right of Way Services for the improvements of Avenue 50 from Calhoun Street to Cesar Chavez Street – City Project ST-93.
17. Authorize the City of Coachella's Tacos, Tequila and Chavelas Festival Beer Garden operation on October 22, 2022, at Veterans' Memorial Park from 4:00 p.m. to 8:00 p.m.
18. Approve a Community Based Grant to the Bianca Rae Foundation in the Amount of \$1,000
19. Approve a Community Based Grant to the Assistance League Coachella Valley in the Amount of \$1,000
20. Approve a Community Based Grant to Angel View in the Amount of \$1,000.00 to Support its Outreach Program for Children
21. *This item was pulled from Consent and voted upon separately. See Page 2.*
22. Authorize a Community Based Grant to Culturas Music and Arts in the Amount of \$1,000 to Support its Art Center

23. Award Construction Agreement to WGJ Enterprises Inc. (dba PCI) for the FY 2023-26 On-Call Striping Contract Project No. 083122.

24. Sponsorship of Raices Cultura for 2022 Dia de los Muertos Celebration in the Amount of \$15,000

Motion: To approve per staff recommendation, Consent Calendar Items 7 through 24, **Except Items 9 and 21 (see page 2).**

Made by: Councilmember Galarza  
Seconded by: Mayor Pro Tem Gonzalez  
Approved: 4-0, by the following roll call vote:

AYES: Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.

NOES: None.

ABSTAIN: None.

ABSENT: Councilmember Beaman Jacinto.

**NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):**

25. *This item was removed from the agenda and tabled during Approval of Agenda.*

26. Resolution No. 2022-92 in Support of Action by the Desert Community College District to Establish a Branch in the Eastern Coachella Valley.

City Manager Martin asked for the following language be added to the resolution:

WHEREAS, In November 2016, a \$577.8 million Bond Measure CC to invest in the future of the College, its students and the Coachella Valley community was approved by more than 71 percent of voters.

Motion: To approve per staff recommendation, with amendments:

- 1) That we include Measure CC language of a \$577.8 million bond;
- 2) That we do not ask for an East Valley campus, but rather a Coachella campus, and they can do a study of where it goes;
- 3) Include that the voters of 2016 did not include a Palm Springs-centric bond
- 4) Include funding enhancements for the Mecca campus

Made by: Mayor Hernandez  
Seconded by: Mayor Pro Tem Gonzalez  
Approved: 4-0, by the following roll call vote:

AYES: Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.  
NOES: None.  
ABSTAIN: None.  
ABSENT: Councilmember Beaman Jacinto.

27. Provide staff direction for 2022 Hometown Heroes Honorees.

Motion: To continue item to November 9, 2022  
Made by: Mayor Hernandez  
Seconded by: Councilmember Galarza  
Approved: 4-0, by a unanimous voice vote

28. Castro Mobile Home Park Water Consolidation Project, City Project No. W-37:

- a) Award Construction Contract with Jacobsson Engineering Construction, Inc. in the amount of \$762,774.00 plus 15% contingency; and
- b) Authorize the City Manager to execute contract with Atlas Technical Consultants LLC for reoccurring, as needed, construction materials and quality assurance testing for the Castro Mobile Home Park Water Consolidation Project, City Project No. W-37.

Motion: To approve per staff recommendation  
Made by: Mayor Pro Tem Gonzalez  
Seconded by: Councilmember Galarza  
Approved: 4-0, by the following roll call vote:

AYES: Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.  
NOES: None.  
ABSTAIN: None.  
ABSENT: Councilmember Beaman Jacinto.

29. 2022 Pedestrian and Road Safety Improvements, City Project No. ST-134:

- a) Award Construction Contract with Jacobsson Engineering Construction, Inc. in the amount of \$1,498,267.98 plus 20% contingency, and
- b) Approve Amendment #1 to the professional engineering services contract with KOA in an amount not to exceed \$75,000, and
- c) Award a professional service contract for materials testing to Atlas Technical Consultants in an amount not to exceed \$25,000, for the 2022 Pedestrian and Road Safety Improvements, City Project No. ST-134.

Motion: To approve per staff recommendation  
Made by: Mayor Hernandez  
Seconded by: Mayor Pro Tem Gonzalez  
Approved: 4-0, by the following roll call vote:

AYES: Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.  
NOES: None.  
ABSTAIN: None.  
ABSENT: Councilmember Beaman Jacinto.

*Public Comments were moved up to this portion of the meeting being after the 8:00 hour:*

None.

*(After Public Comments, the City Council returned to the regular agenda at this point.)*

30. Approve an Art in Public Places Proposal for a City of Coachella Art Mural at Acrisure Arena in the Amount of \$10,000

Motion: To approve per staff recommendation and amend the fiscal impact to be from either Development Impact Fees or the General Fund.

Made by: Mayor Hernandez  
Seconded by: Mayor Pro Tem Gonzalez  
Approved: 4-0, by a unanimous voice vote

*The following two items were voted upon together and then separately (see page 7) — Art in Public Places Proposals 75<sup>th</sup> Anniversary Murals by Michelle Guerrero:*

31. Approve an Art in Public Places Proposal for a City of Coachella 75th Anniversary Mural by Michelle Guerrero in the Amount of \$16,000

32. Approve an Art in Public Places Proposal for a City of Coachella 75th Anniversary Mural on the U.S. Postal Service Building by Michelle Guerrero in the Amount of \$15,000

*Steven Hernandez stepped away from the dais during the presentations.*

Motion: To approve both Items 31 and 32 per staff recommendation

Made by: Councilmember Galarza  
Seconded by: Mayor Pro Tem Gonzalez  
**Failed:** 2-1, by the following roll call vote:

AYES: Councilmember Galarza and Mayor Pro Tem Gonzalez.  
NOES: Councilmember Delgado.  
ABSTAIN: None.  
ABSENT: Councilmember Beaman Jacinto, and Mayor Hernandez.

*Items 31 and 32 continue on next page:*

*The following items were taken out of order:*

32. Approve an Art in Public Places Proposal for a City of Coachella 75th Anniversary Mural on the U.S. Postal Service Building by Michelle Guerrero in the Amount of \$15,000

Motion: To approve per staff recommendation

Made by: Councilmember Galarza

Seconded by: Mayor Pro Tem Gonzalez

**Approved:** 3-0, by the following roll call vote:

AYES: Councilmember Delgado, Councilmember Galarza, and Mayor Pro Tem Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Councilmember Beaman Jacinto, and Mayor Hernandez.

31. Approve an Art in Public Places Proposal for a City of Coachella 75th Anniversary Mural by Michelle Guerrero in the Amount of \$16,000

Motion: To approve per staff recommendation

Made by: Councilmember Galarza

Seconded by: Mayor Pro Tem Gonzalez

**Failed:** 2-1, by the following roll call vote:

AYES: Councilmember Galarza, and Mayor Pro Tem Gonzalez.

NOES: Councilmember Delgado.

ABSTAIN: None.

ABSENT: Councilmember Beaman Jacinto, and Mayor Hernandez.

*The Mayor returned to the Dais, and Council resumed with the remainder of the agenda.*

33. Approve an Art in Public Places Program Proposal to Restore the Shady Lane Murals by Culturas Music and Arts in the Amount of \$13,000

Motion: To approve per staff recommendation

Made by: Councilmember Galarza

Seconded by: Mayor Hernandez

Approved: 4-0, by the following roll call vote:

AYES: Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.

NOES: None.

ABSTAIN: None.

ABSENT: Councilmember Beaman Jacinto.

34. Memorandum of Understanding (MOU) with Twenty-Nine Palms Band of Mission Indians in Regards to the Dillon Road Corridor Improvement Project

Written Communication: Email from Anthony Madrigal with Twenty-Nine Palms Band of Mission Indians 10/12/2022 5:20 PM

Motion: To approve per staff recommendation

Made by: Councilmember Galarza

Seconded by: Mayor Pro Tem Gonzalez

Approved: 4-0, by the following roll call vote:

AYES: Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.

NOES: None.

ABSTAIN: None.

ABSENT: Councilmember Beaman Jacinto.

**PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):**

None.

**PUBLIC COMMENTS (NON-AGENDA ITEMS):**

*With the time being after the 8:00 hour and per Resolution No. 2019-34, Public Comments were moved up (see page 6). There were no further comments at this time.*

**REPORTS AND REQUESTS:**

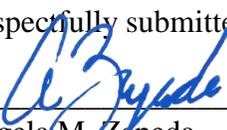
Council Comments/Report of Miscellaneous Committees.

City Manager's Comments.

**ADJOURNMENT:**

There being no further business to come before the City Council and the Agencies, Mayor Hernandez adjourned the meeting at 9:25 p.m.

Respectfully submitted,

  
\_\_\_\_\_  
Angela M. Zepeda  
City Clerk

Bank : ewfb EFT FOR WELLS FARGO BANK -1

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
958	10/12/2022	52366	ALTA LANGUAGE SERVICES, IIS614895	9/30/2022	SEPT2022 SPANISH LISTENIN	55.00	55.00
959	10/12/2022	54859	AMAZON CAPITAL SERVICES, 14XW-HP16-CY	10/6/2022	OSRAM PROJECTOR LAMP R	415.63	
			1G73-W9VG-FJ	10/4/2022	GLS AUDIO 100FT SPEAKER	49.80	465.43
960	10/12/2022	49486	BRC CONSTRUCTION	20221379	9/27/2022 RPLC'D 30 WATER METERS	3,000.00	3,000.00
961	10/12/2022	53391	BSK ASSOCIATES	RF01128	9/30/2022 JULY-SEPT2022 WASTEWATE	2,972.50	
			RF01129	9/30/2022	AUG-SEPT2022 WATER SAMF	1,267.50	4,240.00
962	10/12/2022	53389	DESERT CONCEPTS CONSTR	21611	6/30/2022 6/28-29 EMRGNCY WTR LINE	22,550.00	22,550.00
963	10/12/2022	43672	DESERT VALLEY SERVICES	IN582399	9/27/2022 TOWEL ROLL & GLOVES	211.57	
			581946	9/21/2022	GLOVES	143.29	
			581877	9/21/2022	TOWEL ROLL, DISINFECTANT	951.78	1,306.64
964	10/12/2022	00207	GRAINGER INC	9373626770	7/12/2022 VERTICAL MOUNT CONE HOI	107.01	
			9372812090	7/12/2022	GEL PENS	89.58	196.59
965	10/12/2022	00996	HOME DEPOT	0013888	10/4/2022 ENERGIZER MAX AA, 6PC SC	83.51	83.51
966	10/12/2022	54791	HYDROPRO SOLUTIONS, INC	0001183-IN	9/20/2022 2" FLG MS 4G CF UTG	9,249.79	9,249.79
967	10/12/2022	53736	RG2 MANAGEMENT LLC	3240	10/3/2022 WE 10/2: M. MENDEZ+J. TRU,	2,772.00	
			3242	10/4/2022	WE 10/2: R. VALENCIA	936.00	
			3239	10/3/2022	WE 10/2: F. HERNANDEZ	768.00	4,476.00
968	10/12/2022	50629	VINTAGE ASSOCIATES, INC	226020	9/15/2022 SEPT2022 LNDSCPE MAINT @	11,395.00	
			226026	9/15/2022	SEPT2022 LNDSCPE MAINT @	10,135.00	
			226021	9/15/2022	SEPT2022 LNDSCPE MAINT @	5,247.00	
			226024	9/15/2022	SEPT2022 LNDSCPE MAINT @	4,997.90	
			226027	9/15/2022	SEPT2022 LNDSCPE MAINT @	4,900.00	
			226065	9/12/2022	RPR'D BROKEN MAIN	545.00	
			226066	9/12/2022	LNDSCPE MAINT @ AVE 53	530.00	37,749.90
969	10/12/2022	49778	WEST COAST ARBORIST, INC	190093	8/31/2022 PE8/31 TREE MAINT @ PARK	15,516.00	
			190084	8/22/2022	8/22 TREE MAINT @ LLMD	1,140.00	
			190085	8/23/2022	8/23 TREE MAINT @ LLMD	285.00	16,941.00
970	10/12/2022	51697	WESTERN WATER WORKS S	1405603-00	9/15/2022 BRZ NIPPLE	29.37	29.37
971	10/12/2022	53596	XTREME HEATING AND AIR	2329	9/15/2022 RPLC'D FAN MOTOR @ LIBR/	524.00	524.00
<b>T FOR WELLS FARGO BANK -SEPARATE CHECK:</b>							<b>100,867.23</b>

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
114851	10/12/2022	54796	ALTA PLANNING + DESIGN, IN00-2022-127-2	7/20/2022	PE6/30 ATP CYCLE 6 GRANT,	20,525.75	20,525.75
114852	10/12/2022	42251	ARCOS, MARIA	Ck 10/12/22	9/12/2022 VOUCHER 86, 7/14-9/12	291.32	291.32
114853	10/12/2022	50867	ARCTIC GLACIER USA, INC.	4312227006	9/27/2022 10LB BLOCK ICE	150.00	150.00
114854	10/12/2022	43862	BRENNTAG PACIFIC, INC	BPI275097	9/19/2022 CHEMCHLOR SODIUM HYPO	4,182.82	
				BPI277963	9/29/2022 CHEMCHLOR SODIUM HYPO	3,900.40	
				BPI344206	9/19/2022 9/19 DRUM RETURN	-280.00	
				BPI344035	9/12/2022 9/8 DRUM RETURN	-1,020.00	6,783.22
114855	10/12/2022	44905	C.S. LEGACY CONSTRUCTION	RETENTION	7/22/2022 RETENTION- GRAPEFRUIT U	125,639.66	125,639.66
114856	10/12/2022	53423	CBE OFFICE SOLUTIONS	IN2533223	8/20/2022 ACC CC3502, COLOR COPIE	1,045.19	
				IN2549422	10/5/2022 ACC CC3502, COLOR COPIE	533.13	1,578.32
114857	10/12/2022	53220	COACHELLA ACE HARDWARE	4295/1	9/17/2022 GFCI ST RECEPT 15A IV 3PK,	132.62	
				4353/1	9/28/2022 COOLER WATER 2GAL, ETC	77.19	
				4300/1	9/19/2022 HAMMER CLAW	42.40	
				4284/1	9/16/2022 FLEX STRAIGHT SHUT OFF, I	28.24	
				4329/1	9/23/2022 ACE CORE PULLER/MOEN	19.56	
				4286/1	9/16/2022 SHELF BRACKET, ETC	51.01	351.02
114858	10/12/2022	44308	COUNTY OF RIVERSIDE	TL0000016121	1/3/2022 DEPOSIT- AVE 52 AND CALHO	243,537.41	
				TL0000016504	10/6/2022 FINAL- AVE 52 AND CALHOU	243,537.41	487,074.82
114859	10/12/2022	54602	DE FRANCISCO SHEK, ANDRE	22039	9/6/2022 DAY OF THE DEAD LOGO/T-S	1,000.00	
				22038	9/6/2022 VETERAN'S PANCAKE BREAK	350.00	1,350.00
114860	10/12/2022	44836	DESERT CITY GLASS, INC	1042	9/29/2022 INSTLL'D WINDOW @ SANITA	906.46	906.46
114861	10/12/2022	01089	DESERT ELECTRIC SUPPLY	S3014524.001	9/14/2022 LEV GFWT2-W 20A RECEPTA	265.72	
				S3014529.001	9/14/2022 LEV 2711 LKG PLUG, ETC	204.87	470.59
114862	10/12/2022	53007	DESERT PROMOTIONAL &	88444	9/28/2022 POLOS+CARDIGAN W/ EMBR	94.61	94.61
114863	10/12/2022	49765	DESERT PUBLICATIONS, INC.	93472	9/13/2022 9/1- 3PG CITY ADVERTORIAL	4,850.00	4,850.00
114864	10/12/2022	54465	DESERT URGENT CARE COA	39120	9/15/2022 AUG2022 SVCS: A. BISUANO	125.00	
				39020	9/15/2022 AUG2022 SVCS: A. BISUANO	35.00	160.00
114865	10/12/2022	14860	E. K. WOOD LUMBER COMPAI	506349	9/22/2022 FLUX CORED WIRE	29.30	29.30
114866	10/12/2022	54861	EVANGELINE SPECIALTIES, I	43044	9/21/2022 BANNER BRACKET KIT 36" SF	2,887.64	2,887.64
114867	10/12/2022	51141	FENCEWORKS RENTAL SYST	133495	9/22/2022 9/19-10/31 TEMP FENCE RNT	6,777.22	
				133425	9/16/2022 9/15-19 TEMP FENCE RNTL	5,135.38	11,912.60
114868	10/12/2022	51604	FRONTIER	3982369-SP22	9/25/2022 760/398-2369, 9/25/22	62.59	62.59
114869	10/12/2022	01864	HAAKER EQUIPMENT COMPAC	1A13L	9/21/2022 PENDANT CONTROL	1,216.76	1,216.76

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
114870	10/12/2022	20150	HYDRO AG SYSTEMS	10981	9/13/2022	12" CL 125 S CAP	223.43	
				10977	9/13/2022	100PSI 10" PIP S CAP	130.29	
				11328	9/29/2022	GALVANIZED NIPPLE, ETC	22.60	376.32
114871	10/12/2022	20450	IMPERIAL IRRIGATION DISTRI	50408460-SP22	9/29/2022	AC50408460, 8/25-9/26, WELL	9,665.29	
				50035755-SP22	9/29/2022	AC50035755, 8/25-9/26, PUMP	962.79	10,628.08
114872	10/12/2022	45108	IMPERIAL SPRINKLER SUPPL	5247932-00	9/14/2022	HUNTER ULTRA 6" POP-UP AI	1,940.27	
				5210042-01	9/14/2022	HUNTER ULTRA 6" POP-UP AI	1,683.58	
				5157398-00	9/14/2022	HUNTER 1 1/2" PLASTIC INLIN	1,093.45	
				5283373-00	9/15/2022	6" PAVER DRAIN GRATE STAI	281.38	
				5287990-00	9/16/2022	30GAL TRASH CAN W/ FLAT S	260.49	
				5292539-00	9/21/2022	SM VICTOR PVC PIPE CUTTE	195.35	
				5276560-00	9/8/2022	10" ROUND VALVE BOX, ETC	147.84	
				5278835-00	9/9/2022	6 STATION INDOOR/OUTDOO	142.32	
				5142596-00	9/8/2022	YELLOW MARKING FLAGS, E	26.23	5,770.91
114873	10/12/2022	23100	KAMAN INDUSTRIAL TECHNOG	59426	9/22/2022	BLK RUBBER SKIRTBOARD, E	203.97	203.97
114874	10/12/2022	47328	KONICA MINOLTA	40842877	9/25/2022	BIZHUB C454E, 1515 6TH ST,	212.07	212.07
114875	10/12/2022	44047	KONICA MINOLTA BUSINESS	9008866894	9/22/2022	BIZHUB 282, FIRE DEPT, 8/23	1.39	1.39
114876	10/12/2022	54700	MACIAS NURSERY INC.	86532	9/22/2022	CHITALPA TREE	145.46	145.46
114877	10/12/2022	25900	MEREDITH & SIMPSON CONS	220952	9/26/2022	TRBLSHT/RPR WELL PUMP C	310.34	310.34
114878	10/12/2022	54650	MV CHENG & ASSOCIATES IN	Sept 2022	10/5/2022	SEPT2022 SENIOR ACCOUNT	1,015.00	1,015.00
114879	10/12/2022	02028	PETE'S ROAD SERVICE, INC.	620212-00	9/29/2022	MOUNT/BALANCE NEW TIRE	236.39	
				618416-00	9/22/2022	INSTLL'D SPARE TIRE	20.00	256.39
114880	10/12/2022	42759	PROPER SOLUTIONS, INC.	13786	9/30/2022	WE 9/30: ARELLANO+LOPEZ	2,430.00	2,430.00
114881	10/12/2022	52595	STAPLES BUSINESS CREDIT	7365609410-0-1	9/21/2022	11X17 REC COPY CS, FINE-P	194.35	194.35
114882	10/12/2022	42899	SUN BADGE CO.	410125	9/30/2022	SLIMLINE TWO-TONE BADGE	598.79	598.79
114883	10/12/2022	54550	TBU INC.	48359	9/22/2022	9/22 EMRGNCY WTR LEAK RI	9,801.38	9,801.38
114884	10/12/2022	38250	TOPS N BARRICADES	1095992	9/15/2022	MESH CLASS II LIME W/ SLV,	639.89	639.89
114885	10/12/2022	44978	TRI-STATE MATERIALS, INC.	102813	9/13/2022	BRIMSTONE DG BLENDED	262.21	
				102814	9/13/2022	BRIMSTONE DG BLENDED	262.21	524.42
114886	10/12/2022	45053	TYLER TECHNOLOGIES, INC.	045-393447	9/16/2022	TOUCHSCREEN (6)	14,420.25	14,420.25
114887	10/12/2022	38800	UNDERGROUND SERVICE ALI	920220116	10/1/2022	SEPT2022- 61 NEW TICKETS-	115.00	
				22-2300925	10/1/2022	CA STATE FEE FOR REGULA	33.73	148.73

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
114888	10/12/2022	43751	USA BLUEBOOK	037794	7/8/2022	OAKTON TDS 6+ TDS METER	894.83
				036225	7/7/2022	PLANTPRO FAST PCT TESTE	458.48
				037795	7/8/2022	EARMUFFS FOR HARD HATS	17.62
				053184	7/22/2022	EARMUFFS FOR HARD HATS	17.62
							1,388.55
114889	10/12/2022	44966	VERIZON WIRELESS	9916450201	9/22/2022	AC571164685-00001, 8/23-9/22	46.03
							46.03
114890	10/12/2022	44775	VISTA PAINT CORPORATION	2022-739311-00	10/7/2022	COVERALL EXT FLAT DEEP E	429.74
							429.74
114891	10/12/2022	54464	WHITE CAP, L.P.	50019592999	9/6/2022	N95 RESPIRATOR DUST MAS	120.98
							120.98
114892	10/12/2022	48971	XPRESS GRAPHICS & PRINTING	22-49602	10/5/2022	FIREHOUSE GROUNDBREAK	34.66
							34.66
<b>Sub total for WELLS FARGO BANK:</b>							<b>716,032.36</b>

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56 checks in this report.

Grand Total All Checks: 816,899.59

Date: October 12, 2022

  
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Finance Director: Nathan Statham

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
114893	10/19/2022	54867	CALDERON ROSALES, RENEERef000229982	10/13/2022	UB Refund Cst #00054405	79.43	79.43
114894	10/19/2022	54863	CASTRO, ERICK Ref000229978	10/13/2022	UB Refund Cst #00043871	74.02	74.02
114895	10/19/2022	54866	CHEN, LU Ref000229981	10/13/2022	UB Refund Cst #00052700	46.86	46.86
114896	10/19/2022	54864	CISNEROS, MARTHA Ref000229979	10/13/2022	UB Refund Cst #00050901	42.11	42.11
114897	10/19/2022	54852	CONLY, ANDREW Ref000229988	10/13/2022	UB Refund Cst #00054753	30.03	30.03
114898	10/19/2022	54874	GARCIA, GABRIEL Ref000229990	10/13/2022	UB Refund Cst #00055150	86.23	86.23
114899	10/19/2022	54873	GARCIA, LETICIA Ref000229989	10/13/2022	UB Refund Cst #00055127	61.55	61.55
114900	10/19/2022	54865	PINA, LUCERO Ref000229980	10/13/2022	UB Refund Cst #00051270	39.51	39.51
114901	10/19/2022	54868	PULTE GROUP INC Ref000229983	10/13/2022	UB Refund Cst #00054528	39.24	39.24
114902	10/19/2022	54869	PULTE GROUP INC Ref000229984	10/13/2022	UB Refund Cst #00054678	13.87	13.87
114903	10/19/2022	54870	PULTE GROUP INC Ref000229985	10/13/2022	UB Refund Cst #00054682	89.20	89.20
114904	10/19/2022	54871	PULTE GROUP INC Ref000229986	10/13/2022	UB Refund Cst #00054688	9.03	9.03
114905	10/19/2022	54872	PULTE GROUP INC Ref000229987	10/13/2022	UB Refund Cst #00054689	14.02	14.02
<b>Sub total for WELLS FARGO BANK:</b>							<b>625.10</b>

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13 checks in this report.

Grand Total All Checks: 625.10

Date: October 19, 2022

  
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Finance Director: Nathan Statham

Bank : ewfb EFT FOR WELLS FARGO BANK -!

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
972	10/19/2022	54859	AMAZON CAPITAL SERVICES, 1RFH-PK7J-1YL	10/6/2022	WIRELESS LAVALIER MICRO	148.96	148.96
973	10/19/2022	45929	BECK OIL, INC. 57402CL	9/30/2022	PE9/30 STREETS DEPT FUEL	1,581.98	1,581.98
974	10/19/2022	43462	BEST BEST & KRIEGER, LLP				
			946269	9/30/2022	PE8/31, #80237, GENERAL RE	33,988.63	
			946260	9/30/2022	PE8/31, #80237.00211, CODE	598.60	
			946249	9/30/2022	PE8/31, #80237.00231, G. THC	2,081.45	
			946246	9/30/2022	PE8/31, #80237.00237, SPOTL	306.00	
			946266	9/30/2022	PE8/31, #80237.00857, RENEV	3,869.20	
			946267	9/30/2022	PE8/31, #80237.00858, COA W	124.54	
			946250	9/30/2022	PE8/31, #80237.00867, ADU O	428.40	
			946261	9/30/2022	PE8/31, #80237.00868, TRAVE	306.00	
			946259	9/30/2022	PE8/31, #80237.00869, AFFOR	734.40	
			946262	9/30/2022	PE8/31, #80237.00240, 52156	504.40	
			946264	9/30/2022	PE8/31, #80237.00445, DESEF	600.40	
			946248	9/30/2022	PE8/31, #80237.00447, ADV. C	12.50	
			946251	9/30/2022	PE8/31, #80237.00835, REAL E	214.20	
			946247	9/30/2022	PE8/31, #80237.00844, CHROI	211.60	
			946253	9/30/2022	PE8/31, #80237.00850, FINAN	309.10	
			946252	9/30/2022	PE8/31, #80237.00851, GLENF	2,386.80	
			946263	9/30/2022	PE8/31, #80237.00872, SUCCE	1,444.05	
			946257	9/30/2022	PE8/31, #80237.00873, SURPL	520.20	
			946255	9/30/2022	PE8/31, #80237.00874, CENTF	533.80	
			946258	9/30/2022	PE8/31, #80237.00450, GLENF	7,552.65	
			946265	9/30/2022	PE8/31, #80237.00810, LABOR	1,040.40	
			946254	9/30/2022	PE8/31, #80237.00819, CODE	999.00	
			946256	9/30/2022	PE8/31, #80237.00820, ENVIR	3,927.90	
			946268	9/30/2022	PE8/31, #80237.00833, TELEC	1,496.70	64,190.92
975	10/19/2022	49486	BRC CONSTRUCTION 202213569	9/9/2022	RPR'D FOUNTAIN @ 1515 6TH	12,850.00	12,850.00
976	10/19/2022	53627	CANNON DESIGN, INC. 223678	10/11/2022	PE9/30 FIRE STATION REHAB	10,916.00	10,916.00
977	10/19/2022	54862	COMPUTERSHARE TRUST CC2143969	10/10/2022	AC83925300, REV REF BOND	2,500.00	2,500.00
978	10/19/2022	54112	CULTURAS MUSIC & ARTS 00100	10/11/2022	SPONSORSHIP- SYNERGY M	15,875.00	15,875.00
979	10/19/2022	43672	DESERT VALLEY SERVICES IN582615	9/29/2022	BOTTLE SPRAY & TRIGGER S	46.98	46.98
980	10/19/2022	00207	GRAINGER INC				
			9459518099	9/27/2022	STANDARD U-BOLTINSIDE	78.82	
			9459518107	9/27/2022	STANDARD U-BOLTINSIDE	57.46	
			9468691952	10/5/2022	27LB BOLLARDS	1,465.32	1,601.60

Bank : ewfb EFT FOR WELLS FARGO BANK - (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
981	10/19/2022	51892	HERC RENTALS, INC.	33177686-004	10/6/2022	9/17-18 LIGHT TOWER RNTL	113.95
				33178243-002	9/27/2022	9/17-18 LIGHT TOWER RNTL	113.95
				33178831-001	9/26/2022	9/17-18 CART TOUR RNTL	1,215.70
				33177429-003	9/26/2022	9/17-18 LIGHT TOWER RNTLS	258.58
				33177543-001	9/29/2022	9/16-17 CART UTV RNTL	484.72
				33177608-001	9/26/2022	9/17-18 LIGHT TOWER RNTL	280.57
				33177654-004	9/26/2022	9/17-18 LIGHT TOWER RNTLS	1,012.41
				33177686-003	9/26/2022	9/17-18 LIGHT TOWER RNTLS	507.85
				33177764-008	9/26/2022	9/17-18 LIGHT TOWER RNTL	113.95
				33177791-004	9/26/2022	9/17-18 LIGHT TOWER RNTL	257.80
				33177791-005	9/27/2022	9/17-18 LIGHT TOWER RNTL	113.95
				33177965-003	9/26/2022	9/17-18 LIGHT TOWER RNTLS	284.87
				33183478-001	9/29/2022	9/17-18 CART UTV RNTL	289.33
							5,047.63
982	10/19/2022	00996	HOME DEPOT	8161578	10/6/2022	ORANGE SAFETY BARRIER F	428.98
				8012930	9/26/2022	ADJ WRENCH	27.15
							456.13
983	10/19/2022	52802	RED WING BUSINESS ADVAN	2022100600343	10/6/2022	10/4 EMPLOYEE WORK BOOT	391.93
984	10/19/2022	53736	RG2 MANAGEMENT LLC	3245	10/11/2022	WE 10/9: A. REYES	346.50
				3246	10/11/2022	WE 10/9: F. HERNANDEZ	768.00
				3247	10/11/2022	WE 10/9: M. MENDEZ+J. TRU	2,772.00
				3238	10/3/2022	WE 10/2: A. REYES	346.50
				3241	10/3/2022	WE 10/2: J. HERNANDEZ	1,386.00
				3248	10/12/2022	WE 10/9: R. VALENCIA	360.00
							5,979.00
985	10/19/2022	50629	VINTAGE ASSOCIATES, INC	226182	9/23/2022	RMV'D BRANCHES & TREES	750.00
986	10/19/2022	49778	WEST COAST ARBORIST, INC	190720	9/8/2022	9/8 TREE MAINT @ LLMD	190.00
				190721	9/9/2022	9/9 TREE MAINT @ LLMD	190.00
				190722	9/12/2022	9/12 TREE MAINT @ LLMD	1,602.00
				190723	9/14/2022	9/14 TREE MAINT @ LLMD	2,249.00
				190724	9/15/2022	9/15 TREE MAINT @ LLMD	13,694.00
				190583	9/15/2022	PE9/15 TREE MAINT @ PARK:	11,408.00
							29,333.00
987	10/19/2022	00384	WILLDAN FINANCIAL SERVICE	010-52450	9/30/2022	OCT-DEC2022 ADMIN SVCS, I	2,986.78
988	10/19/2022	54719	YUNEX LLC	5610281865	9/27/2022	AUG2022 TRAFFIC SIGNAL M	1,978.25
				5620040924	9/26/2022	RPLC'D CABLE & CARD @ VA	6,522.96
				5620040961	9/26/2022	RPLC'D OPTICOM EYE/RGLTI	5,971.71
				5620041025	9/27/2022	AUG2022 TRAFFIC SIGNAL C.	2,818.00
				5620041050	9/27/2022	RPLC'D OPTICOM EYE @ AVE	1,174.48
							18,465.40

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Γ FOR WELLS FARGO BANK -SEPARATE CHECK: 173,121.31

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
114906	10/19/2022	01436	AMERICAN FORENSIC NURSE76423	9/9/2022	AUG2022 BLOOD DRAWS	428.54	
			76433	9/9/2022	AUG2022 BLOOD DRAW	61.22	
			76455	9/13/2022	AUG2022 BLOOD DRAWS	122.44	
			76539	9/23/2022	SEPT2022 BLOOD DRAW	61.22	
			76649	10/13/2022	OCT2022 BLOOD DRAW+DRY	94.61	
			76665	10/14/2022	SEPT2022 BLOOD DRAW	61.22	829.25
114907	10/19/2022	42837	ARAMARK UNIFORM SERVICESEPT2022	9/30/2022	PE9/30 UNIFORMS, MATS & T	4,966.71	4,966.71
114908	10/19/2022	50867	ARCTIC GLACIER USA, INC. M530007635	10/1/2022	16LB ICE BAGS (30)	78.95	
			M530007639	10/11/2022	16LB ICE BAGS (20)	52.64	131.59
114909	10/19/2022	54389	AVSU, INC. INV-9517	9/6/2022	10/18-19 TELEPROMPTER SV	1,427.13	1,427.13
114910	10/19/2022	52613	BALLET FOLKLORICO SOL DE1001	10/4/2022	10/22 PERFORMANCE @ TT&	375.00	375.00
114911	10/19/2022	00836	BIO-TOX LABORATORIES 43337	9/8/2022	8/1+15+29 LAB SERVICES	2,017.35	2,017.35
114912	10/19/2022	43862	BRENNTAG PACIFIC, INC BPI272463	9/8/2022	CHEMCHLOR SODIUM HYPOI	1,306.47	
			BPI272464	9/8/2022	CHEMCHLOR SODIUM HYPOI	3,919.39	5,225.86
114913	10/19/2022	52723	BRIGHT EVENT RENTALS, LLC673590	10/6/2022	9/16-18 TENT RNTLS	3,941.74	
			673591	10/6/2022	9/16-18 TENT+SAFETY PCKG	11,514.58	
			673592	10/6/2022	9/16-18 GENERATOR RNTLS	5,892.86	
			674119	10/6/2022	9/17 CHAIR+LINEN+TABLE, E	2,794.70	
			674131	10/6/2022	9/17 CHAIR+TABLE RNTLS	279.03	
			675357	10/6/2022	DIESEL FUEL	632.00	25,054.91
114914	10/19/2022	50977	BRISAS AIR CONDITIONING IN11777	9/29/2022	INSTLL'D 3.5-TON COMPRES	6,375.00	6,375.00
114915	10/19/2022	42459	BRUDVIK, INC. 16651	10/13/2022	10/19-22 SPIDER BOX+100' C	2,367.00	2,367.00
114916	10/19/2022	44494	BURRTEC WASTE & RECYCLIBD 10/1/22	10/1/2022	AC 44-BS 405340, 85075 AVE :	65.38	65.38
114917	10/19/2022	54647	CARIBBEAN DYNAMICS 00003	7/20/2022	10/22 PERFORMANCE @ TT&	1,500.00	1,500.00
114918	10/19/2022	53423	CBE OFFICE SOLUTIONS IN2553662	10/20/2022	ACC CC3502, COLOR COPIEF	1,070.27	1,070.27
114919	10/19/2022	02048	CDW GOVERNMENT, INC. CX18761	9/21/2022	FUJITSU SCANNER & BROTH	491.55	
			CX22244	9/21/2022	SUR GO 3 I3-10100Y 256/8 W	1,115.76	
			DG22499	10/5/2022	MS SURFACE GO, LOGITECH	1,161.14	
			DH20865	10/6/2022	CYBER ACOUSTICS COMPAC	91.02	
			DJ42482	10/11/2022	ARUBA 24P 1000BASE-T POE	6,079.13	
			DD61951	9/30/2022	MS SURFACE GO TYPE COVE	615.87	
			DF04136	10/3/2022	SHURE PGX DIGITAL WRLS L	753.51	
			DF39766	10/3/2022	OTTERBOX SYMMETRY CSE	45.60	
			DF90120	10/4/2022	ARUBA 5412R 92GT POE+/4S	14,503.99	24,857.57

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
114920	10/19/2022	53220	COACHELLA ACE HARDWARE	4271/1	9/14/2022	PAINTERS TAPE, MISC FASTENERS	39.48
				4274/1	9/14/2022	MARKING PAINT	87.98
				4277/1	9/15/2022	TRUFUEL 50:1 MIX & SCREW	42.39
				4313/1	9/21/2022	COVER OUTLET, ELECTRICAL	45.62
				4394/1	10/4/2022	CONDUIT PVC SCH40 & COUPLERS	100.97
				4395/1	10/4/2022	CONDUIT PVC SCH40, COUPLERS	193.81
				4404/1	10/7/2022	MISC FASTENERS	0.38
				4316/1	9/21/2022	ROPE YLLW POLY	16.30
				4340/1	9/26/2022	PIGTAIL W/ SCRW	28.26
				4355/1	9/28/2022	PLSTC BUCKET & BUNGEE CLOSURE	14.76
				4356/1	9/28/2022	BOLT U & SORTMASTER ORG	80.37
				4360/1	9/29/2022	CAULK DFLEX230 GRY, ETC	16.29
				4369/1	9/29/2022	HOLE SAW ARBOR, HOLE DRILL	53.25
				4373/1	9/30/2022	INSECT KILLER & BATTERY P	66.56
							786.42
114921	10/19/2022	00749	COUNTY OF RIVERSIDE	SH0000041832	9/30/2022	7/28-8/24 LAW ENFORCEMENT	769,260.74
				SH0000041833	9/30/2022	7/28-8/24 LAW ENFORCEMENT	10,416.81
							779,677.55
114922	10/19/2022	11800	COUNTY OF RIVERSIDE	AN0000002574	10/17/2022	SEPT2022 ANL SHLTR+FIELD	41,863.08
114923	10/19/2022	49858	CV PIPELINE CORP.	S2983	9/29/2022	9/26 HYDRO-WASH @ DIST 2	915.00
							915.00
114924	10/19/2022	48672	DESERT RECREATION DISTRICT	3274	8/31/2022	JULY/AUG2022 SWIM PASSES	6,000.00
							6,000.00
114925	10/19/2022	54233	DJ2A ENTERTAINMENT	601	10/6/2022	10/22 DJ @ TT&C FESTIVAL	400.00
							400.00
114926	10/19/2022	50645	DURAN'S LOCK & KEY	6336	9/29/2022	REKEYED CYLINDERS	29.00
							29.00
114927	10/19/2022	53880	EBERHARD EQUIPMENT NO. 2	1194	9/21/2022	9/20-10/20 GEARMORE N1000	4,241.25
							4,241.25
114928	10/19/2022	48149	ET WATER SYSTEMS, INC	41366	10/6/2022	JL2022/23 IRRGTN CTRL RNV	1,336.50
				41368	10/6/2022	JL2022/23 IRRGTN CTRL RNV	1,336.50
							2,673.00
114929	10/19/2022	15750	FEDEX	7-878-04876	9/9/2022	SEP2022 FEDEX SVCS	80.47
				7-899-38784	9/30/2022	SEP2022 FEDEX SVCS	10.29
				7-907-70523	10/7/2022	SEP2022 FEDEX SVCS	13.18
				7-914-63577	10/14/2022	OCT2022 FEDEX SVCS	61.34
							165.28
114930	10/19/2022	44088	FERGUSON ENTERPRISES, INC	1815475	9/20/2022	1 GALV T&C A53A S40 PIPE, E	385.90
				1820874	9/21/2022	1 GALV T&C A53A S40 PIPE	212.85
							598.75
114931	10/19/2022	54402	FINEST TOUCH DESIGNS	1003	10/17/2022	DEPOSIT- PARADE GOLF CART	1,900.00
				Final Pymnt	10/17/2022	FINAL- PARADE GOLF CART	1,900.00
							3,800.00
114932	10/19/2022	51494	GARDA CL WEST, INC.	10711496	10/1/2022	OCT2022 ARMORED TRANSP	1,107.84
				10711502	10/1/2022	OCT2022 CASHLINK MAINTEN	1,376.83
				20543356	9/30/2022	SEPT2022 EXCESS PREMISE	215.85
							2,700.52

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
114933	10/19/2022	52735	HERNANDEZ, PEDRO	PD 10/24-27	9/7/2022	PD 10/24-27, CACEO CONF: C	259.00	259.00
114934	10/19/2022	20450	IMPERIAL IRRIGATION DISTRI	50035560-SP22	9/30/2022	AC50035560, 8/27-9/27, ST LIC	22,468.55	
				50035836-SP22	10/5/2022	AC50035836, 9/1-10/3, WELL #	45.54	
				50459819-SP22	9/29/2022	AC50459819, 8/25-9/26	64.77	
				50487676-SP22	10/5/2022	AC50487676, 9/1-10/3, LIFT ST	15.33	
				50509172-SP22	10/5/2022	AC50509172, 9/1-10/3, CORP `	3,587.23	
				50522793-SP22	9/29/2022	AC50522793, 8/26-9/26, SCAD	13.98	
				50705542-SP22	10/5/2022	AC50705542, 9/1-10/3, PERMI	2,973.62	
				50705544-SP22	10/5/2022	AC50705544, 9/1-10/3, PERMI	196.25	
				50217597-SP22	10/5/2022	AC50217597, 9/1-10/3	54.68	
				50371785-SP22	9/29/2022	AC50371785, 8/25-9/23, LIFT S	1,497.41	
				50434217-SP22	9/29/2022	AC50434217, 8/25-9/26	50.81	
				50459795-SP22	9/29/2022	AC50459795, 8/25-9/26	55.11	
				50459796-SP22	9/29/2022	AC50459796, 8/25-9/26	91.05	
				50387122-SP22	10/6/2022	AC50387122, 9/1-10/3, SEWEF	47,319.88	78,434.21
114935	10/19/2022	54390	KING OF JUMPERS	1637	8/29/2022	10/26 DRD HALLOWEEN EVEI	1,000.00	1,000.00
114936	10/19/2022	45051	LAMAR OF PALM SPRINGS	114099715	10/3/2022	10/3-30 POSTER ADVERTISIN	1,200.00	
				114099717	10/3/2022	10/3-30 ADVERTISING: 22/23 I	845.45	
				114099720	10/3/2022	10/3-16 BULLETIN+VINYL AD:	2,200.00	4,245.45
114937	10/19/2022	24600	LOPES HARDWARE	010842	9/28/2022	LOCKS	123.91	123.91
114938	10/19/2022	54875	MISSIONSQUARE RETIREMEM	20220930-109-3	10/10/2022	PLN #106297, ANNUAL PLN FI	125.00	125.00
114939	10/19/2022	54876	MONTANO, SARA	PD 10/24-27	9/7/2022	PD 10/24-27, CACEO CONF: C	259.00	259.00
114940	10/19/2022	54877	NAVARRO, JESSICA	PD 10/24-27	9/7/2022	PD 10/24-27, CACEO CONF: C	259.00	259.00
114941	10/19/2022	53232	ORQUESTA BONKO	10222022	9/20/2022	10/22 PERFORMANCE @ TT&	2,200.00	2,200.00
114942	10/19/2022	52650	PALMS TO PINES PRINTING A	0906COWB-FA	9/8/2022	20OZ WATER BOTTLES	3,710.40	
				0929COCTT-FA	10/11/2022	CUSTOM TEMP TATTOOS	621.55	
				0930COCTBR-F	10/11/2022	LED FLASHING TUBE BRACE	3,318.01	7,649.96
114943	10/19/2022	51847	PARTY TIME RENTALS	39	10/13/2022	10/22 MECHANICAL BULL RN	1,010.00	
				42	10/13/2022	DEPOSIT- 11/2 CANOPY+CHA	2,500.00	3,510.00
114944	10/19/2022	49989	PAUL ASSOCIATES	86313	10/5/2022	CITY BUSINESS LICENSE FOI	326.43	326.43
114945	10/19/2022	54812	PAX FITNESS REPAIR, LLC	1641	9/28/2022	SEPT2022 PREVENTATIVE M/	225.00	225.00
114946	10/19/2022	01395	PJ'S DESERT TROPHIES & GII	25421	10/10/2022	2X10 NAME PLATES & NAME	706.88	706.88
114947	10/19/2022	42759	PROPER SOLUTIONS, INC.	13812	10/7/2022	WE 10/7: ARELLANO+LOPEZ	2,280.19	
				13811	10/7/2022	WE 10/7: M. CASTILLO	600.00	2,880.19

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
114948	10/19/2022	52470	R & R TOWING	57043	8/24/2022	8/24 TOWING: 50855 CHIAPAS	271.50	
				57044	8/25/2022	8/25 TOWING: VISTA DEL NOF	362.00	
				57097	9/8/2022	9/8 TOWING: AV48/ARABIA ST	316.75	
				57304	9/9/2022	9/9 TOWING: 50442 S. KENMC	271.50	1,221.75
114949	10/19/2022	54500	RELIABLE TRANSLATIONS CC22810	9/20/2022	9/20 PARK & REC MTG SVCS	162.00	162.00	
114950	10/19/2022	43728	ROSALES, RENE	PD 10/24-27	9/7/2022	PD 10/24-27, CACEO CONF: G	259.00	259.00
114951	10/19/2022	52203	RUIZ, XITLALY	3	10/12/2022	10/22 MC @ TT&C FESTIVAL	550.00	550.00
114952	10/19/2022	52991	S & D CAR WASH MANAGEMEARB146060	9/30/2022	SEPT2022 CAR WASH SERVI	314.55	314.55	
114953	10/19/2022	50827	SDC SOUND COMPANY LLC	1091	9/13/2022	10/19 STAGE/VIDEO WALL/SC	9,811.00	
				1092	9/13/2022	10/22 SOUND/LIGHTING/TRU	6,890.00	16,701.00
114954	10/19/2022	35450	SOCALGAS	1377 6th-SP22	9/27/2022	AC 012 623 3701 5, 8/24-9/23	83.59	
				1500 6th-SP22	9/27/2022	AC 020 678 1257 4, 8/24-9/23	15.53	
				1515 6th-SP22	9/27/2022	AC 031 523 3700 6, 8/24-9/23	23.38	
				1540 7th-SP22	9/27/2022	AC 008 423 3900 4, 8/24-9/23	160.99	
				BagPool-SP22	9/27/2022	AC 069 323 6500 7, 8/24-9/23	14.79	
				84626Bag-SP22	9/27/2022	AC 153 323 6215 9, 8/24-9/23	14.79	
				87075Av54-SP2	9/27/2022	AC 123 573 5834 5, 8/24-9/23	77.15	390.22
114955	10/19/2022	54665	SPECTRUM ENTERPRISE	0037022092822	9/28/2022	AC 8448 20 899 0037022, OCT	2,317.69	2,317.69
114956	10/19/2022	52595	STAPLES BUSINESS CREDIT	7600185729-0-1	9/6/2022	AVY LSR LBL, PLASTIC CART	265.96	
				7600185729-0-2	9/6/2022	GW FILE PKT LTR ASST	27.06	
				7600287902-0-1	9/19/2022	3.0 VOLT LITHIUM PHOTO CE	38.72	
				7364699195-0-1	9/7/2022	SPLS REC COPY CS, COSCO	242.85	
				7365947458-0-1	9/27/2022	MESH WALL FILE, CLIP MINI E	315.84	
				7600391176-0-1	9/20/2022	KELBURNE BLACK CHAIR (10	1,522.28	2,412.71
114957	10/19/2022	02079	THE DESERT SUN #1082	22/23 Sbscptn	10/18/2022	AC #DS0364435, DEC2022/23	761.50	761.50
114958	10/19/2022	37600	THE DESERT SUN PUBLISHIN	0004971541	9/30/2022	SEPT2022 PUBLISHED ADS	6,149.00	6,149.00
114959	10/19/2022	51093	T-MOBILE USA, INC.	9507425159	9/7/2022	AUG2022 GPS LOCATE+TIMIN	125.00	
				9507425160	9/7/2022	AUG2022 GPS LOCATE+TIMIN	125.00	
				9507425162	9/7/2022	8/22-9/1 GPS LOCATE+TIMINC	125.00	375.00
114960	10/19/2022	38250	TOPS N BARRICADES	1096095	9/22/2022	9/15-18 BARRICADE, ETC RN	307.30	
				1096096	9/22/2022	9/16-22 K-RAIL PLASTIC & AR	360.00	667.30
114961	10/19/2022	51274	UNITED SITE SERVICES OF	114-13361184	9/20/2022	9/15-19 HOT COLD SINK, ETC	1,000.03	1,000.03
114962	10/19/2022	39640	VALLEY LOCK & SAFE	BW6391881	9/23/2022	CYBER KEY CK-IR7 (6)	789.53	
				176789	9/27/2022	INSTLL'D CYBER CYLDRS, LC	4,372.04	5,161.57

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
114963	10/19/2022	44966	VERIZON WIRELESS	9917082049	10/1/2022	AC371867190-00001, 9/2-10/1	5,043.92
				9917082050	10/1/2022	AC371867190-00002, 9/2-10/1	314.01
							5,357.93
114964	10/19/2022	50158	VIRTUAL CONNECT TECHNOLOG	3032668	10/1/2022	OCT2022/23 CLOUDFILTER S'	2,154.60
							2,154.60
114965	10/19/2022	01732	WAXIE SANITARY SUPPLY	81216428	9/29/2022	EXTRACTOR HAND TOOL	238.62
							238.62
114966	10/19/2022	48971	XPRESS GRAPHICS & PRINTING	22-49531	10/3/2022	RWLM STREET BANNERS	456.86
				22-49546	10/3/2022	SPACE FORCE BANNERS	320.90
							777.76
114967	10/19/2022	54878	ZENDEJAS, JOEL	PD 10/24-27	9/7/2022	PD 10/24-27, CACEO CONF: G	259.00
							259.00
<b>Sub total for WELLS FARGO BANK:</b>							<b>1,069,548.13</b>

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79 checks in this report.

Grand Total All Checks: 1,242,669.44

Date: October 19, 2022

  
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Finance Director: Nathan Statham

apChkLst  
10/19/2022 8:55:38AM

Check List  
City of Coachella

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Bank : wfb WELLS FARGO BANK

<u>Check #</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>Inv Date</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>
114968	10/19/2022	54402	FINEST TOUCH DESIGNS	1003	10/17/2022 DEPOSIT- PARADE GOLF CAI	1,900.00	1,900.00
114969	10/19/2022	54402	FINEST TOUCH DESIGNS	Final Pymnt	10/17/2022 FINAL- PARADE GOLF CART /	1,900.00	1,900.00
<b>Sub total for WELLS FARGO BANK:</b>							<b>3,800.00</b>

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2 checks in this report.

Grand Total All Checks: 3,800.00

Date: October 19, 2022

  
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Finance Director: Nathan Statham

Bank : ewfb EFT FOR WELLS FARGO BANK -!

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
989	10/26/2022	53429	ALIANZA COACHELLA VALLEY	10/14 Deposit	10/18/2022	DEPOSIT REIMB- LIBRARY CO	300.00	300.00
990	10/26/2022	54859	AMAZON CAPITAL SERVICES,	1NNK-49YP-96C	10/14/2022	JVC UHD 4K STREAMING CAI	1,935.70	
				14VT-H674-6XJ	10/16/2022	VIEWSONIC SHORT THROW	1,345.68	
				1T11-RJDP-CDC	10/17/2022	MACKIE PRO 12-CHNL UNPW	574.35	
				1T3D-YHYC-6W	10/18/2022	SDI TO HDMI 3G MICRO CON	182.68	
				16F7-J9CC-NPR	10/17/2022	HDMI EXTENDER OVER IP ET	139.16	
				1G6C-FDRT-9H	10/15/2022	ROKU ULTRA STREAMING DE	97.86	
				1VQF-94C6-C6Y	10/20/2022	BEHRINGER U-PHORIA UM2 I	84.72	4,360.15
991	10/26/2022	02320	CALPERS	10000001697196	10/14/2022	#6373819375, NOV2022 HEAL	102,862.71	
				10000001697196	10/14/2022	#6373819375, NOV2022 HEAL	12,388.74	115,251.45
992	10/26/2022	01856	CARROT-TOP INDUSTRIES	ININV111586	10/12/2022	5X8' POLYESTER FLAGS	1,617.81	
				INV111587	10/12/2022	5X8' POLYESTER FLAGS	1,617.81	
				INV111596	10/12/2022	3X5' NYLON FLAG	117.25	3,352.87
993	10/26/2022	53389	DESERT CONCEPTS CONSTR	21609	6/17/2022	6/14 EMRGNCY WTR LINE RF	13,575.00	13,575.00
994	10/26/2022	43672	DESERT VALLEY SERVICES	IN583479	10/10/2022	S/O BRUSH STND	175.85	
				583701	10/12/2022	NITRILE GLOVES	172.92	348.77
995	10/26/2022	53799	ENTERPRISE FM TRUST	FBN4582890	10/5/2022	OCT2022 LEASE CHRGS ('20/	10,890.85	10,890.85
996	10/26/2022	00996	HOME DEPOT	9161560	10/5/2022	DEWALT 3600PSI GPW, ANCH	823.85	
				8014085	10/6/2022	ROLLER PAIL, 50PC SHOCKW	473.17	1,297.02
997	10/26/2022	53857	MURCHISON & CUMMING, LLF	24288044	7/8/2022	PE6/30, W. SITCHLER, DOL 5/	2,900.00	
				24288076	7/8/2022	PE6/30, SO CAL GAS CO, DOL	1,574.85	4,474.85
998	10/26/2022	49479	POLYDYNE INC.	1682072	10/6/2022	CLARIFLOC WE-1238	4,400.95	4,400.95
999	10/26/2022	53552	QUENCH USA, INC.	INV04356203	10/1/2022	AC D347648, OCT2022 RNTL,	40.89	
				INV04390332	10/1/2022	AC D347651, OCT2022 RNTL,	40.89	81.78
1000	10/26/2022	53736	RG2 MANAGEMENT LLC	3251	10/17/2022	WE 10/16: M. MENDEZ+J. TRU	2,079.00	
				3256	10/19/2022	WE 10/16: K. MEDINA	1,132.88	
				3254	10/17/2022	WE 4/10: F. HERNANDEZ	768.00	
				3252	10/17/2022	WE 10/16: J. HERNANDEZ	693.00	
				3250	10/17/2022	WE 10/16: F. HERNANDEZ	576.00	
				3249	10/17/2022	WE 10/16: A. REYES	346.50	5,595.38
1001	10/26/2022	48436	UNIVAR SOLUTIONS USA INC.	49792016	1/24/2022	SODIUM HYPOCHLORITE	6,309.13	
				50628600	10/11/2022	SODIUM HYPOCHLORITE	1,822.97	8,132.10
1002	10/26/2022	54432	US BANK N.A.	2097672	10/11/2022	COACHELLA LEASE REV BDS	154,537.23	154,537.23

Bank : ewfb EFT FOR WELLS FARGO BANK - (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
1003	10/26/2022	50629	VINTAGE ASSOCIATES, INC	226314	10/15/2022	OCT2022 LNDSCE MAINT @	11,395.00
				226320	10/15/2022	OCT2022 LNDSCE MAINT @	10,135.00
				226315	10/15/2022	OCT2022 LNDSCE MAINT @	5,247.00
				226318	10/15/2022	OCT2022 LNDSCE MAINT @	4,997.90
				226321	10/15/2022	OCT2022 LNDSCE MAINT @	4,900.00
							36,674.90
1004	10/26/2022	51697	WESTERN WATER WORKS SI	1405662-00	9/21/2022	APPLIED CREDIT INV #14056	2,833.91
				1405656-00	9/21/2022	SOFT COPPER TUBING COIL	1,370.25
				1405619-00	10/13/2022	REPAIR CLAMPS	1,285.64
				1405663-00	9/21/2022	MJ RESTRAINT W/ ACC DI PII	859.45
				1405752-01	10/6/2022	APPLIED CREDIT INV #14057	676.53
				1405752-00	9/30/2022	EXT GATE VLV KEY	211.52
				1405732-00	9/29/2022	SCH80 PVC SLIP RING FLG, E	114.19
				1405681-00	9/27/2022	PIPE REMOVAL TOOL INSTA-	39.70
							7,391.19
1005	10/26/2022	53596	XTREME HEATING AND AIR	2260	5/6/2022	RPLC'D WATER PUMP @ COF	247.50
							247.50
1006	10/26/2022	54719	YUNEX LLC	5610281949	10/11/2022	SEP2022 TRAFFIC SIGNAL M/	1,978.25
				5620041179	10/11/2022	SEP2022 TRAFFIC SIGNAL C/	208.00
							2,186.25
<b>Γ FOR WELLS FARGO BANK -SEPARATE CHECK:</b>							<b>373,098.24</b>

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
114970	10/26/2022	54884	AARVIG & ASSOCIATES, APC 120819	6/30/2022	PE6/30, CH2109-CABALLERO	1,200.00	1,200.00
114971	10/26/2022	02137	AGGREGATE PRODUCTS, INC53303	9/23/2022	ACCM-9.5MM (3/8") STATE CC	6,762.35	6,762.35
114972	10/26/2022	46835	AIR AND HOSE SOURCE, INC.477752	9/20/2022	PRESSURE WASHER HOSE A	258.83	258.83
114973	10/26/2022	54546	ALL STATE INC 22-1004-695	10/14/2022	10/4 TOWING: GRPFRT/TYLE	175.00	175.00
114974	10/26/2022	51894	ALPHA MEDIA LLC 653677	10/23/2022	10/1-22 AD SPOT: TACOS, TE	1,560.00	
			658738-1	10/23/2022	10/19-22 AD SPOT: TACOS, TI	400.00	1,960.00
114975	10/26/2022	46356	C.V. CONSERVATION COMMISep2022	10/20/2022	SEP2022 LDMF MULTI-SPECII	11,998.80	11,998.80
114976	10/26/2022	07950	CITY OF COACHELLA Sept 2022-LLD's	9/30/2022	SEPT2022 WATER- LLD'S	11,907.29	
			Sept 2022	9/30/2022	SEPT2022 WATER- ST, PARK	25,640.17	37,547.46
114977	10/26/2022	53220	COACHELLA ACE HARDWARE4422/1	10/11/2022	RX TRIMMER, HAND HELD BL	848.15	
			4400/1	10/5/2022	EXPANDED SHT, SCREEN AL	93.80	
			4423/1	10/11/2022	CONSTRUCTION ADHESIVE,	20.64	962.59
114978	10/26/2022	54137	CONSERVE LANDCARE LLC 127763	9/1/2022	SEPT2022 LNDSCPE MAINT @	43,000.00	
			137903	9/30/2022	9/15 LNDSCPE ENHANCEMEN	3,810.00	
			137908	9/30/2022	9/30 LNDSCPE ENHANCEMEN	1,104.54	
			137906	9/30/2022	9/30 LNDSCPE ENHANCEMEN	1,100.00	
			137904	9/30/2022	9/14 RPR'D IRRGTN @ DIST 1	650.27	
			138162	9/30/2022	9/30 RPR'D IRRGTN @ DIST 1	458.81	
			138163	9/30/2022	9/30 RPR'D IRRGTN @ DIST 1	255.00	
			138143	9/30/2022	9/30 RPR'D IRRGTN @ DIST 2	245.00	
			137905	9/30/2022	9/30 RPR'D IRRGTN @ DIST 1	191.00	50,814.62
114979	10/26/2022	54880	CORONA, ELSA Trvl Exp 10/10-1:	10/18/2022	TRVL EXP 10/10-12, CALBO C	188.59	188.59
114980	10/26/2022	54883	COUNTRY CLUB GOLF CARTS149	10/13/2022	10/20-11/4 GOLF CART RNTL	200.00	200.00
114981	10/26/2022	00749	COUNTY OF RIVERSIDE SH0000041950	10/20/2022	8/25-9/21 LAW ENFORCEMEN	865,563.28	865,563.28
114982	10/26/2022	54112	CULTURAS MUSIC & ARTS 00100	10/11/2022	SPONSORSHIP- SYNERGY M	15,875.00	15,875.00
114983	10/26/2022	48603	CV STRATEGIES 7002	10/14/2022	SEP2022 STRATEGIC COMM	2,572.50	2,572.50
114984	10/26/2022	09950	CVWD Sep 2022	10/3/2022	CN 332543, SEP2022 WELL R	14,735.85	14,735.85
114985	10/26/2022	54790	DALKE & SONS CONSTRUCTI1	9/30/2022	PE9/30 FIRE STATION REHAB	88,108.60	88,108.60
114986	10/26/2022	54602	DE FRANCISCO SHEK, ANDRE22042	10/18/2022	8X4FT CUSTOMIZABLE CONS	500.00	500.00
114987	10/26/2022	44036	DE LAGE LANDEN PUBLIC 77895243	10/12/2022	ACC #1338330, COLOR COPIE	216.41	216.41
114988	10/26/2022	12870	DEPARTMENT OF JUSTICE 610440	10/5/2022	SEP2022 FINGERPRINTS	147.00	
			613316	10/6/2022	SEP2022 BLOOD ALCOHOL A	70.00	217.00
114989	10/26/2022	53007	DESERT PROMOTIONAL & 88026	9/8/2022	POLOS+JACKETS W/ EMBRO	585.08	585.08
114990	10/26/2022	14860	E. K. WOOD LUMBER COMPAI506640	10/11/2022	SIMPLE GREEN SPRAY, GLAS	42.84	42.84
114991	10/26/2022	53880	EBERHARD EQUIPMENT NO.21211	10/5/2022	9/23-10/23 TURFCO TOPDRE	3,480.00	3,480.00

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
114992	10/26/2022	52568	EGAN CIVIL, INC.	21672	10/17/2022	PE10/14 PUEBLO VIEJO TRAM	2,515.00	2,515.00
114993	10/26/2022	47748	EISENHOWER OCCUPATIONA	131148	10/4/2022	SEP2022 SVCS: FELIX+FLORI	555.00	555.00
114994	10/26/2022	15750	FEDEX	7-921-26147	10/21/2022	OCT2022 FEDEX SVCS	25.93	25.93
114995	10/26/2022	54881	FERNANDEZ, ANAHI	Trvl Exp 10/1-4	10/18/2022	TRVL EXP 10/1-4, APA CONF:	230.97	230.97
114996	10/26/2022	01850	GAME TIME	PJI-0194498	9/30/2022	HALF ROUND BOTTOM	1,575.75	1,575.75
114997	10/26/2022	53854	GRANITE TELECOMMUNICATI	576809678	10/1/2022	AC 04418223, OCT2022 SVCS	950.06	950.06
114998	10/26/2022	45108	IMPERIAL SPRINKLER SUPPL	5305577-00	10/4/2022	FERTBEST TRIPLE PRO	3,913.70	
				5304707-00	10/4/2022	9/28 ITS FIELD SVC @ DIST 2	480.00	
				5300607-00	9/27/2022	HAND PUMP W/ HOSE, KNEE	346.02	
				5300774-00	9/27/2022	HUNTER 4 STA BATTERY OP	258.18	
				5303420-00	9/29/2022	HUNTER MP ROTATORS	221.64	
				5311574-00	10/5/2022	1" CONDUIT PIPE, LOW VOC	187.51	
				5307133-00	10/3/2022	26" BYPASS LOPPER WOOD I	129.70	
				5303411-00	9/29/2022	WHITE MARKING PAINT, ETC	129.08	
				5309851-00	10/4/2022	RAINBIRD 4" POP-UP ROTOR	111.00	
				5305659-00	9/30/2022	1" CONDUIT PIPE, LOW VOC	52.56	
				5208805-01	9/30/2022	DIG ADAPTER HUNTER	11.84	5,841.23
114999	10/26/2022	53801	INFOSEND, INC.	221434	9/30/2022	SEP2022 UTILITY BILLING SV	5,564.18	
				222391	10/12/2022	9/29-10/1 BURRTEC INSERTS	835.66	6,399.84
115000	10/26/2022	51600	IRC, INC.	2022090044	9/1/2022	SEP2022 PRE-EMPLOYMENT	942.98	942.98
115001	10/26/2022	48293	KOA CORPORATION	JC22046-2	7/12/2022	PE6/26 AV50 SANITARY SEWE	4,385.00	
				JC22046-3	8/17/2022	PE7/31 AV50 SANITARY SEWE	2,330.00	6,715.00
115002	10/26/2022	44047	KONICA MINOLTA BUSINESS	9008914542	10/13/2022	BIZHUB C454E, 1515 6TH ST,	166.03	166.03
115003	10/26/2022	54882	LARA, EVA	Trvl Exp 10/1-4	10/18/2022	TRVL EXP 10/1-4, APA CONF:	217.37	217.37
115004	10/26/2022	54725	MARCUS NETWORKING	54038	10/24/2022	NOV2022 NETWORK MONITC	420.00	420.00
115005	10/26/2022	51899	MONTOYA, ROSA	Trvl Exp 10/10-1:	10/18/2022	TRVL EXP 10/10-12, CALBO C	37.72	37.72
115006	10/26/2022	42112	NRO ENGINEERING	09-22-019	9/30/2022	PE6/30 PLNCK, PRECISE GRI	850.00	850.00
115007	10/26/2022	53735	OPPENHEIMER, CHRISTOPHE	Trvl Exp 10/10-1:	10/18/2022	TRVL EXP 10/10-12, CALBO C	42.88	42.88

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
115008	10/26/2022	47192	O'REILLY AUTO PARTS	2855-481492	9/21/2022	HUB ASSEMBLY & SEMI-MET	298.56
				2855-480999	9/19/2022	BATTERY	135.29
				2855-479653	9/15/2022	SEMI-MET PAD & OIL FILTER	60.25
				2855-485275	10/3/2022	WIPER BLADE	32.52
				2855-487793	10/11/2022	WIPER BLADE	32.52
				2855-488228	10/13/2022	STR WHL CVR	26.09
				2855-487681	10/11/2022	RADIATOR CAP	16.61
				2855-477232	9/8/2022	OIL FILTER	10.29
							612.13
115009	10/26/2022	01683	PALM DESERT AREA CHAMBE73133	10/19/2022	10/30 GOLD CART PARADE	75.00	75.00
115010	10/26/2022	52650	PALMS TO PINES PRINTING A0928COCTOCL-	10/19/2022	CLEAR VINYL TOTE W/O ZIPF	4,212.44	4,212.44
115011	10/26/2022	53427	PASTION INDUSTRIES, INC. 038970	9/26/2022	OT-DC2022 FIRE ALARM/RAD	195.00	195.00
115012	10/26/2022	02028	PETE'S ROAD SERVICE, INC. 620447-00	9/30/2022	SVC CALL: INSTLL'D BACKHC	582.98	
			621533-00	10/5/2022	MOUNT/BALANCE NEW TIRE	273.23	
			618501-00	9/29/2022	MOUNT/BALANCE NEW TIRE	236.39	
			621132-00	10/4/2022	SVC CALL: RPR'D FLAT ON TI	194.14	
			621215-00	10/4/2022	FLAT REPAIR	37.00	
			624179-00	10/14/2022	FLAT REPAIR	31.61	1,355.35
115013	10/26/2022	46837	PRECISION BACKFLOW	PBF161906	10/4/2022	RPR'D BACKFLOW @ BGDM/	895.00
				PBF161909	10/4/2022	RPR'D BACKFLOW @ KFC	319.00
				PBF161908	10/4/2022	RPR'D BACKFLOW @ EL MAF	159.00
							1,373.00
115014	10/26/2022	52344	QUADIENT FINANCE USA, INC	CD 10/12/22	10/12/2022	SEP/OCT2022 POSTAGE BY F	2,097.53
115015	10/26/2022	53898	QUADIENT, INC.	59636599	10/14/2022	NOV2022/23 MAINT: DS-35 IN:	1,036.98
115016	10/26/2022	44510	RAIMI & ASSOCIATES, INC.	22-5298	9/8/2022	JUNE-JULY2022 ZONING CON	4,449.60
				22-5370	10/18/2022	SEP2022 ZONING CONSISTEI	4,065.93
							8,515.53
115017	10/26/2022	54500	RELIABLE TRANSLATIONS	CC22991	10/12/2022	10/12 CC MTG SVCS	637.00
				22941	10/5/2022	10/5 PLANNING COMM MTG &	490.00
				22968	10/10/2022	10/10 DOCUMENT TRANSLAT	207.68
							1,334.68
115018	10/26/2022	35430	SOUTH COAST A.Q.M.D.	4062071	9/16/2022	ID 148143, F82365, >500HP GI	468.76
				4065463	9/16/2022	ID 148143, FY22/23, EMISSION	151.85
							620.61
115019	10/26/2022	52125	TAG/AMS, INC.	2817384	10/10/2022	SEP2022 DRUG TESTING	255.00
115020	10/26/2022	54550	TBU INC.	48412	10/11/2022	10/8 EMRGNCY WTR LEAK RI	10,577.76
							10,577.76
115021	10/26/2022	38250	TOPS N BARRICADES	1096316	10/4/2022	TRAFFIC PLANS	200.00
115022	10/26/2022	54885	TYLER BUSINESS FORMS	75709	10/17/2022	SELF SEAL DBL WIN ENVELO	108.67
115023	10/26/2022	43751	USA BLUEBOOK	130142	10/3/2022	ROOTS URAI 45-DSL BLOWEI	2,864.32
115024	10/26/2022	44203	WEST COAST SAND & GRAVE	541044	9/22/2022	CLASS 2 AGGREGATE BASE	368.45
							368.45

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
115025	10/26/2022	54433	WEX ENTERPRISE EXXONMC84466926	10/23/2022	ACC 0496-00-726338-7, 9/24-1	4,542.10	4,542.10
115026	10/26/2022	54464	WHITE CAP, L.P.	50019787853	9/29/2022 DEEP IMPACT SOCKET SET	307.51	307.51
115027	10/26/2022	54272	WILLDAN	002-27311	9/1/2022 AUG2022- BLDG AND SAFETY	11,555.00	11,555.00
115028	10/26/2022	48971	XPRESS GRAPHICS & PRINTII22-47956	6/21/2022	CWASD POSTCARD PRINTIN	3,992.02	
			22-48277	7/18/2022	CWASD 4PG/2 VERSIONS PR	250.94	
			22-49925	10/24/2022	URBAN GREENING RIBBON C	45.79	4,288.75
<b>Sub total for WELLS FARGO BANK:</b>							<b>1,187,946.37</b>

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77 checks in this report.

Grand Total All Checks: 1,561,044.61

Date: October 26, 2022

  
Finance Director: Nathan Statham

apChkLst  
11/02/2022 7:24:54AM

Check List  
City of Coachella

Bank : ewfb EFT FOR WELLS FARGO BANK -!

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
1007	11/1/2022	51949	THE H.N. & FRANCES C. BER(72	11/1/2022	NOV2022- CIVIC CENTER LO/	8,876.26	8,876.26
Γ FOR WELLS FARGO BANK -SEPARATE CHECK:							8,876.26

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1 checks in this report.

Grand Total All Checks: 8,876.26

Date: November 1, 2022

  
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Finance Director: Nathan Statham

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
115029	11/2/2022	54892	ANTONIO RAMIREZ	Ref000230383	10/31/2022	UB Refund Cst #00055337	955.97	955.97
115030	11/2/2022	54889	BERNAL, PILAR	Ref000230373	10/31/2022	UB Refund Cst #00052901	82.48	82.48
115031	11/2/2022	54886	FIGUEROA, MARGARITA GAR	Ref000230370	10/31/2022	UB Refund Cst #00035955	79.79	79.79
115032	11/2/2022	54887	JIMENEZ, VIRGINIA	Ref000230371	10/31/2022	UB Refund Cst #00043415	81.88	81.88
115033	11/2/2022	54806	PULTE GROUP INC	Ref000230377	10/31/2022	UB Refund Cst #00054527	79.82	79.82
115034	11/2/2022	54851	PULTE GROUP INC	Ref000230374	10/31/2022	UB Refund Cst #00054171	36.36	36.36
115035	11/2/2022	54868	PULTE GROUP INC	Ref000230378	10/31/2022	UB Refund Cst #00054528	73.63	73.63
115036	11/2/2022	54869	PULTE GROUP INC	Ref000230379	10/31/2022	UB Refund Cst #00054678	118.24	118.24
115037	11/2/2022	54870	PULTE GROUP INC	Ref000230380	10/31/2022	UB Refund Cst #00054682	63.48	63.48
115038	11/2/2022	54871	PULTE GROUP INC	Ref000230381	10/31/2022	UB Refund Cst #00054688	75.57	75.57
115039	11/2/2022	54872	PULTE GROUP INC	Ref000230382	10/31/2022	UB Refund Cst #00054689	66.93	66.93
115040	11/2/2022	54890	PULTE GROUP INC	Ref000230375	10/31/2022	UB Refund Cst #00054177	100.00	100.00
115041	11/2/2022	54891	PULTE GROUP INC	Ref000230376	10/31/2022	UB Refund Cst #00054525	61.47	61.47
115042	11/2/2022	54888	SANCHEZ, MARIA	Ref000230372	10/31/2022	UB Refund Cst #00047185	95.33	95.33
<b>Sub total for WELLS FARGO BANK:</b>								<b>1,970.95</b>

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14 checks in this report.

Grand Total All Checks: 1,970.95

Date: November 2, 2022



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Finance Director: Nathan Statham

Bank : ewfb EFT FOR WELLS FARGO BANK -!

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
1008	11/2/2022	54859	AMAZON CAPITAL SERVICES, 1FVH-CTMV-4G	10/25/2022	ZUOJAMO 2PK & CHARGER F	354.20	
			1YRR-MV7L-3JV	10/26/2022	HDMI SPLITTERS	95.89	450.09
1009	11/2/2022	45929	BECK OIL, INC.	58145CL	10/15/2022 PE10/15 GRAFFITI DEPT FUE	46.86	
			58123CL	10/15/2022	PE10/15 ADMIN DEPT FUEL	114.32	
			58070CL	10/15/2022	PE10/15 ENG DEPT FUEL	204.10	
			58072CL	10/15/2022	PE10/15 LLMD DEPT FUEL	245.39	
			58076CL	10/15/2022	PE10/15 STREETS DEPT FUE	697.37	
			58078CL	10/15/2022	PE10/15 WATER DEPT FUEL	1,001.15	
			58081CL	10/15/2022	PE10/15 PARKS DEPT FUEL	707.51	
			58097CL	10/15/2022	PE10/15 VEHICLE MAINT DEP	359.26	
			58098CL	10/15/2022	PE10/15 SENIOR CNTR FUEL	234.11	
			58107CL	10/15/2022	PE10/15 CODE ENF DEPT FUI	509.82	
			58117CL	10/15/2022	PE10/15 SANITARY DEPT FUE	1,982.94	6,102.83
1010	11/2/2022	43672	DESERT VALLEY SERVICES IN 584075	10/17/2022	NITRILE GLOVES, LINER, URI	730.98	
			584492	10/20/2022	DISP TOWEL & TOWEL ROLL	62.60	793.58
1011	11/2/2022	51892	HERC RENTALS, INC.	33186773-001	10/19/2022 9/21-10/17 SKIDSTEER LOADI	1,703.17	
			33183478-002	10/17/2022	9/17-10/17 CART UTV RNTL	1,676.36	3,379.53
1012	11/2/2022	00996	HOME DEPOT	6010363	10/18/2022 3300 PSI GAS PRESSURE WA	553.54	
			7010275	10/17/2022	SIKA CONCRETE PATCH, ETC	125.26	678.80
1013	11/2/2022	00101	MUNISERVICES/AVENU	INV06-015249	10/26/2022 SUTA, QTR ENDING 6/30/22	14,882.54	
			INV06-015250	10/26/2022	SUTA (DISTRICT TAX), QTR E	5,068.48	19,951.02
1014	11/2/2022	52802	RED WING BUSINESS ADVAN	2022102000343	10/20/2022 10/13+19 EMPLOYEE WORK E	374.01	374.01
1015	11/2/2022	53736	RG2 MANAGEMENT LLC	3258	10/24/2022 WE 10/23: M. MENDEZ+J. TRU	3,150.00	
			3243	10/6/2022	WE 10/2: K. MEDINA	1,053.08	
			3244	10/11/2022	WE 10/9: K. MEDINA	1,140.00	
			3257	10/24/2022	WE 10/23: A. REYES	346.50	
			3259	10/24/2022	WE 10/23: J. SALINAS	693.00	
			3134	7/6/2022	WE 6/26+7/3: K. MEDINA	1,840.05	
			3153	7/12/2022	WE 7/10: K. MEDINA	810.00	
			3185	8/16/2022	WE 8/14: K. MEDINA	1,066.50	
			3223	9/20/2022	WE 9/18: K. MEDINA	1,140.00	
			3237	9/28/2022	WE 9/25: K. MEDINA	1,097.25	12,336.38

Bank : ewfb EFT FOR WELLS FARGO BANK - (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
1016	11/2/2022	53475	RUDYS ELECTRIC	20341	10/1/2022 RWR'D/TRNSFRD ELECTRIC	4,300.00	
				20342	10/1/2022 RPR'D RSTRM LIGHTING @ 1	192.00	
				20335	10/1/2022 INSTLL'D/RWR'D PERIMETER	2,438.00	
				20337	10/1/2022 RPLC'D/RWR'D A/C DISCONN	672.00	
				20338	10/1/2022 INSTLL'D SURVEILLANCE SY:	1,552.00	
				20339	10/1/2022 INSTLL'D ROOFTOP CAMERA	2,210.00	
				20340	10/1/2022 RPR'D MURAL LIGHTING @ D	2,040.00	13,404.00
1017	11/2/2022	32950	SAFETY-KLEEN SYSTEMS, INC	90174646	10/10/2022 10/6 SVC	286.23	286.23
1018	11/2/2022	50629	VINTAGE ASSOCIATES, INC	226462	10/13/2022 CONE PLANTERS	1,034.40	1,034.40
1019	11/2/2022	49778	WEST COAST ARBORIST, INC	191341	9/30/2022 PE9/30 TREE MAINT @ PARK:	2,181.00	
				191493	9/16/2022 9/16 TREE MAINT @ LLMD	1,144.00	
				191494	9/19/2022 9/19 TREE MAINT @ LLMD	72.00	
				191495	9/20/2022 9/20 TREE MAINT @ LLMD	18,669.00	
				191496	9/21/2022 9/21 TREE MAINT @ LLMD	1,232.00	
				191497	9/22/2022 9/22 TREE MAINT @ LLMD	4,214.00	
				191498	9/23/2022 9/23 TREE MAINT @ LLMD	2,556.00	30,068.00
1020	11/2/2022	53596	XTREME HEATING AND AIR	2338	10/22/2022 INSTLL'D 5-TON HEAT PUMP	12,085.00	
				2341	10/12/2022 RPLC'D A/C FILTERS, ETC @	485.50	12,570.50
<b>Γ FOR WELLS FARGO BANK -SEPARATE CHECK:</b>							<b>101,429.37</b>

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
115043	11/2/2022	53760	ACCURATE OVERHEAD DOOF141227	10/17/2022	10/14 RPR'D DOOR FRAME @	810.44	810.44
115044	11/2/2022	46835	AIR AND HOSE SOURCE, INC.481602	10/19/2022	3" MALE CAMLOCK X FEM NF	21.75	21.75
115045	11/2/2022	50867	ARCTIC GLACIER USA, INC. 3988229201	10/19/2022	16LB ICE BAGS	212.50	212.50
115046	11/2/2022	54517	BLACK KNIGHT TECHNOLOGI10247935	10/20/2022	OT-NV2022 SITXPRO SBSCRI	250.00	250.00
115047	11/2/2022	02048	CDW GOVERNMENT, INC. DM38085	10/17/2022	FUJITSU SP-1120N 20PPM SC	1,009.48	
			DM43975	10/17/2022	BELKIN 15FT HDMI CABLE, E	129.20	
			DM44140	10/17/2022	SHURE CARDIOID DYNAMIC '	684.49	
			DM46635	10/17/2022	KRAMER 50FT SLR M/F QUAC	40.56	
			DM49486	10/18/2022	VIEWSONIC 27IN QHD LED M	1,447.19	3,310.92
115048	11/2/2022	53220	COACHELLA ACE HARDWARE4281/1	9/15/2022	ARCTIC COOLING HAT	43.48	
			4368/1	9/29/2022	FLAP DISC & WELDING CAP F	40.21	
			4425/1	10/11/2022	SPRAY PAINT M GOLD RUST-	26.08	
			4451/1	10/17/2022	SORTMASTER ORGANIZER	19.56	
			4456/1	10/18/2022	GARDEN SPRAYER, ACE WA	144.56	
			4457/1	10/19/2022	CONNECTOR 2-PORT RED, E	13.03	
			4473/1	10/21/2022	ALL PURPOSE SPRAYER	17.36	
			4131/1	8/13/2022	SHELF FREESLIDE, SURG TA	76.08	
			4186/1	8/27/2022	MESQUITE BBQ PELLET	17.39	
			4231/1	9/7/2022	KEYKRAFTER BRASS KEY & '	65.01	
			4240/1	9/8/2022	VELCRO SQ BLK	16.28	
			4310/1	9/20/2022	MESQUITE BBQ PELLET	17.39	
			4452/1	10/18/2022	PLUNGER W/ HOLDER, UTILI'	44.55	540.98
115049	11/2/2022	48603	CV STRATEGIES 7001	10/14/2022	SEP2022 STRATEGIC COMM	562.50	
			7003	10/14/2022	SEP2022 STRATEGIC COMM	898.75	1,461.25
115050	11/2/2022	49859	DEAZTLAN CONSULTING, LLC2022-14	10/20/2022	2022 STATE OF THE CITY PRI	11,950.00	11,950.00
115051	11/2/2022	54430	DESERT FEED BAG Dfb750	10/17/2022	10/22 STRAW BALE RNTL	799.07	799.07
115052	11/2/2022	52970	DESERT POOL SPECIALISTS, 127434	9/1/2022	SEP2022 FOUNTAIN SVCS	400.00	
			127687	10/1/2022	OCT2022 FOUNTAIN SVCS	400.00	800.00
115053	11/2/2022	53007	DESERT PROMOTIONAL & 88775	10/13/2022	POLOS+CARDIGAN W/ EMBR	305.59	305.59

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
115054	11/2/2022	13700	DEWEY PEST CONTROL INC.	AC934340-OT/D	10/1/2022	AC934340, OCT-DEC2022, SA	450.00
				AC1062335-OT/I	10/1/2022	AC1062335, OCT-DEC2022, C	444.00
				AC1315475-OT/I	10/1/2022	AC1315475, OCT-DEC2022, P	828.00
				AC1434611-OT/I	10/1/2022	AC1434611, OCT-DEC2022, P	645.00
				15422782	10/1/2022	AC1281215, OCT2022, SIERR	301.00
				15422783	10/1/2022	AC1281218, OCT2022, 51251 I	900.00
				15422767	10/1/2022	AC1318235, OCT-DEC2022, 8	99.00
				15422768	10/1/2022	AC1318236, OCT-DEC2022, R	132.00
				15407645	10/1/2022	AC1450610, OCT2022, DE OR	160.00
				15416912	10/1/2022	AC2028126, OCT-DEC2022, 1	240.00
				15416913	10/1/2022	AC2012540, OCT2022, 51301 I	1,200.00
				15416914	10/1/2022	AC2012536, OCT2022, 48400 \	1,200.00
				15419607	10/1/2022	AC241000, OCT-DEC2022, 15	111.00
				15422765	10/1/2022	AC1318239, OCT-DEC2022, FI	99.00
				15422766	10/1/2022	AC1318244, OCT-DEC2022, B	99.00
				15429901	10/1/2022	AC1178382, OCT-DEC2022, B	135.00
				15429906	10/1/2022	AC1161434, OCT-DEC2022, B	195.00
				15435058	10/1/2022	AC1067451, OCT-DEC2022, 1	120.00
				15384786	10/1/2022	AC1126447, OCT-DEC2022, SI	99.00
				15388379	10/1/2022	AC1404426, OCT-DEC2022, LI	264.00
				15392042	10/1/2022	AC102942, OCT-DEC2022, 15	175.50
				15392845	10/1/2022	AC1008112, OCT-DEC2022, C	135.00
				15401222	10/1/2022	AC103361, OCT2022, SENIOR	80.00
				15407644	10/1/2022	AC1452292, OCT-DEC2022, S	159.00
							8,270.50
115055	11/2/2022	52568	EGAN CIVIL, INC.	21671	10/17/2022	LIGHTING IMPROVEMENT SV	4,960.00
115056	11/2/2022	51604	FRONTIER	3986515-OT22	10/16/2022	760/398-6515, 10/16/22	62.06
115057	11/2/2022	43383	IIMC	Mbrshp 22/23	10/13/2022	ID #31187, 22/23 MBRSHP: A.	225.00
115058	11/2/2022	20450	IMPERIAL IRRIGATION DISTRIMdSP-MdOT		10/13/2022	MID SEPTEMBER-MID OCTOE	71,659.77
115059	11/2/2022	45108	IMPERIAL SPRINKLER SUPPL	0008457823-001	10/21/2022	BAYER ROUNDUP PROMAX F	222.66
				0008415137-001	10/20/2022	ECHO RED ARMOR FUEL PR	35.85
				0008445616-001	10/20/2022	MARLEX CUTOFF NIPPLE	1.64
				0008449420-001	10/20/2022	BAYER ROUNDUP PROMAX F	231.06
							491.21
115060	11/2/2022	42444	JERNIGANS SPORTING GOO	Sta 10/19/22	10/19/2022	9/3+13 EMPLOYEE WORK BO	1,201.18
115061	11/2/2022	24600	LOPES HARDWARE	010739	10/5/2022	N95 MASK, PUTTY KNIFE, PA	379.29
				010782	9/13/2022	PAINT, PHOTOCONTROL, PIF	462.31
							841.60

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
115062	11/2/2022	02162	LOWE'S COMPANIES, INC. 27419	10/17/2022	USG 24-48 RADAR TILE 8CT,	345.89	
			54127	10/25/2022	5CT AIRWICK LINEN OIL, ETC	158.49	504.38
115063	11/2/2022	44367	LUCRECIO, CESAR Trvl Exp 11/1-3	10/25/2022	TRVL EXP 11/1-3, CMRTA COM	328.76	328.76
115064	11/2/2022	51579	METLIFE- GROUP BENEFITS Nov2022	10/16/2022	NOV2022 DENTAL/VISION/LIF	596.01	
			Nov2022	10/16/2022	NOV2022 DENTAL/VISION/LIF	12,093.99	12,690.00
115065	11/2/2022	43425	MOWERS PLUS, INC 259138	10/5/2022	3" TRASH PUMP (WAWJ-1119	2,128.67	2,128.67
115066	11/2/2022	47192	O'REILLY AUTO PARTS 2855-487803	10/11/2022	BATTERY	250.69	
			2855-489460	10/17/2022	SEMI-MET PAD	75.83	
			2855-489805	10/18/2022	OIL FILTER & BATTERY	650.46	
			2855-489835	10/18/2022	1GAL BRAKE FLD	27.39	1,004.37
115067	11/2/2022	52650	PALMS TO PINES PRINTING A 1010COCHT-FA	10/17/2022	HEART DESIGN T-SHIRTS	3,747.00	
			1003COCAP-FA	10/17/2022	SUGAR SKULL DESIGN & RO	5,099.80	8,846.80
115068	11/2/2022	51847	PARTY TIME RENTALS 43	10/27/2022	FINAL- 11/2 CANOPY+CHAIR+	1,060.22	1,060.22
115069	11/2/2022	54645	PATTISON, JR., WILLIAM B. 7	9/30/2022	PE9/30 COACHELLA PUBLIC E	2,700.00	2,700.00
115070	11/2/2022	42759	PROPER SOLUTIONS, INC. 13836	10/14/2022	WE 10/14: ARELLANO+LOPEZ	1,532.25	
			13863	10/21/2022	WE 10/21: ARELLANO+LOPEZ	2,359.50	3,891.75
115071	11/2/2022	54500	RELIABLE TRANSLATIONS CC23062	10/20/2022	10/20 DOCUMENT TRANSLAT	75.00	
			23086	10/18/2022	10/18 PARK & REC MTG SVCS	147.00	
			23136	10/26/2022	10/26 PLANNING COMM MTG	588.00	
			23143	10/26/2022	10/26 DOCUMENT TRANSLAT	75.00	885.00
115072	11/2/2022	52995	RM BROADCASTING, LLC CC-1221024291	10/31/2022	10/1-10 AD SPOT: MOVIES IN	1,000.00	
			CC-1221024464	10/31/2022	10/3-22 AD SPOT: TT&C FEST	2,000.00	3,000.00
115073	11/2/2022	50827	SDC SOUND COMPANY LLC 1098	10/12/2022	10/12 SOUND SYSTEM: FIREH	550.00	
			1099	10/25/2022	10/25 SOUND SYSTEM: URBA	550.00	
			1100	10/25/2022	11/3 SOUND SYSTEM: CASTR	550.00	1,650.00
115074	11/2/2022	35000	SMART & FINAL 051277	10/31/2022	COFFEE-MATE CREAMER & 1	141.05	141.05
115075	11/2/2022	53127	THE LGBT COMMUNITY CENTDeposit	10/12/2022	DEPOSIT REFUND- LIBRARY	300.00	300.00
115076	11/2/2022	38250	TOPS N BARRICADES 1096448	10/12/2022	HARD HATS	118.54	118.54
115077	11/2/2022	52204	TPX COMMUNICATIONS 162861427-0	10/16/2022	AC33325, 10/16-11/15	4,628.04	4,628.04
115078	11/2/2022	45053	TYLER TECHNOLOGIES, INC. 045-396761	11/1/2022	DC2022-NV2023 TOUCHSCRE	480.68	480.68
115079	11/2/2022	01732	WAXIE SANITARY SUPPLY 81261092	10/18/2022	CLEAR LINER, KLEENLINE 2-I	1,512.16	1,512.16
115080	11/2/2022	48971	XPRESS GRAPHICS & PRINTII22-49788	10/18/2022	TT&C FESTIVAL BAR WRAP/V	1,113.24	1,113.24
<b>Sub total for WELLS FARGO BANK:</b>							<b>155,157.48</b>

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51 checks in this report.

Grand Total All Checks: 256,586.85

Date: November 2, 2022

  
\_\_\_\_\_  
Finance Director: Nathan Statham



**STAFF REPORT**  
**11/9/2022**

**TO:** Honorable Mayor and City Council Members

**FROM:** Nathan Statham, Finance Director

**SUBJECT:** Resolution No. 2022-83 creating and/or updating job positions in the management analyst job position series.

**STAFF RECOMMENDATION:**

Approve Resolution No. 2022-83 creating and/or updating job positions in the management analyst job position series.

**BACKGROUND:**

Analyst positions across the government sector are designed to fill needs in various departments and divisions where a highly trained individual is needed to fill a role that does not have a traditional expertise set. For example, in the Engineering Department, engineers have a clearly defined education and licensure path that provides the requisite expertise to fill different levels of engineering positions e.g. associate engineer, engineer, senior engineer. At the same time, the Engineering Department undertakes project and grant administration activities that require a high level of technical skill, but do not require engineering degrees or licenses. These activities would require a higher level of education and experience than would be required by general administrative positions. The management analyst position is designed to fill this need across the organization.

The City has needs for management analysts across multiple departments and currently has an approve senior management analyst position that was recently vacated due to retirement.

**DISCUSSION/ANALYSIS:**

Management Analyst Series (Confidential Mid-Management)

Proposed job descriptions:

Management Analyst - Grade TBD, - \$82,189.22 to \$104,896.58

Senior Management Analyst - Grade 24 - \$101,117.02 to \$122,903.35

In the 2022-23 budget, Council approved new positions for two senior management analysts. However, as discussed with City staff during the budget process, these positions did not need to

be filled by a (senior) management analyst which was the only approved job description in the management analyst series. This action would add the more appropriate management analyst job description and clarify duties for the senior management analyst position to make it consistent with the proposed management analyst position. The management analyst position would be more limited in supervision and expected responsibility than the senior management analyst position and would act as a transitional position to gain experience consistent with the senior management analyst position.

The City's labor negotiations team has met and conferred with union and employee bargaining group representatives who are in agreement with the proposed changes to the management analyst positions.

**FISCAL IMPACT:**

There is no fiscal impact from this action since funding for positions in these series was approved in the 2022-23 annual budget. This action does not add any additional staff or increase any compensation, it only approves job descriptions. Any change in related funding or staffing approval would be part of a separate Council action.

**ALTERNATIVES:**

1. Approve staff's recommendation to approve Resolution No. 2022-83 creating and updating job positions in the management analyst job position series.
2. Give staff direction on modifications to the proposed new positions and updates.

**ATTACHMENTS**

Resolution 2022-83

Exhibit 1:

Management Analyst Job Description  
Senior Management Analyst Job Description

**RESOLUTION NO. 2022-83**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, APPROVING THE CREATION AND OR MODIFICATION OF POSITIONS IN THE MANAGEMENT ANALYST JOB SERIES**

**WHEREAS**, the City has a management analyst job description created but does not have a comprehensive progressive sequence of job descriptions creating a series.

**WHEREAS**, The City does not currently have a management or senior management analyst but City Council has approved and funded two senior management analyst positions.

**WHEREAS**, The current senior management analyst job description is overly specific and the City does not have an approved management analyst position.

**WHEREAS**, The City has a need to fill positions consistent with a management analyst position that do not require the compensation level of a senior management analyst.

**NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the City Council of the City of Coachella, as follows:

**Section 1.** The City Council hereby finds and determines that the foregoing Recitals of this Resolution are true and correct and hereby incorporated into this Resolution as though fully set forth herein.

**Section 2.** The City approves the creation of a management analyst while modifying the senior management analyst positions based on the job descriptions attached hereto as Exhibit 1.

**PASSED, APPROVED and ADOPTED** this 9<sup>th</sup> day of November 2022.

\_\_\_\_\_  
Steven A. Hernandez  
Mayor

**ATTEST:**

\_\_\_\_\_  
Angela M. Zepeda  
City Clerk

**APPROVED AS TO FORM:**

---

Carlos Campos  
City Attorney

STATE OF CALIFORNIA            )  
COUNTY OF RIVERSIDE        ) ss.  
CITY OF COACHELLA            )

**I HEREBY CERTIFY** that the foregoing Resolution No. 2022-83 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 9<sup>th</sup> day of November 2022, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Andrea J. Carranza, MMC  
Deputy City Clerk



Civic Center  
53-990 Enterprise Way  
Coachella, CA 92236  
Telephone: (760) 398-3502

November 2022

FLSA: EXEMPT

## **MANAGEMENT ANALYST**

### **DEFINITION**

Under direction of the respective department head, performs a full range of analytical work to research, evaluate, develop, implement and administer assigned programs, projects and functions; plans and implements analytical strategies to resolve problems; gather and analyzes information from various sources to prepare comprehensive analytical reports and recommendations; administers complex research and assignments as it pertains to the respective department. Performs a full range of responsible and varied professional, analytical, financial, systems, statistical programmatic, management and other administrative analyses duties in providing responsible staff support to a City department, division, function, or program area; performs a variety of assigned projects, prepares various reports to improve the efficiency and effectiveness of departmental or division operations; and coordinates assigned activities with other departments, divisions, outside agencies, and the general public. This is a broad classification with individual positions assigned to specific functional areas; duties and assignments may overlap depending on department staffing and operational needs. This position is intended to fit individual department/division needs. All duties outlined are general with the understanding that they pertain to the respective hiring department.

### **SUPERVISION RECEIVED AND EXERCISED**

Receives direct and general direction from the respective department head or designee. May exercise technical and functional supervision over technical and office support staff if assigned.

### **CLASS CHARACTERISTICS**

This is the full journey-level class in the Management Analyst Series. Incumbent is responsible for the management and administration of new and existing departmental projects. Incumbent works under general and direct supervision and exercises a moderate level of discretion and independent judgment in performing a full range of routine and complex functions and duties relating to the management of departmental projects and analytical research.

### **EXAMPLES OF ESSENTIAL JOB FUNCTIONS (Illustrative Only)**

*Management reserves the right to add, modify, change or rescind the work assignments of different positions and to make reasonable accommodations so that qualified employees can perform the essential functions of the job.*

- Performs difficult and responsible assignments in assigned areas of respective department.
- Drafts proposed contracts, bid documents; agreements and a variety of other supporting documents; monitors program/ contract performance and expenditures; researches and

resolves program/contract problems and disputes; compiles and drafts federal and state agency reports and documents.

- Reviews specification; develops, procures, implements and administers contracts and agreements. May prepare RFP's for contract services to establish new projects within the department.
- Responsible for the management, administration and oversight of programs.
- Assists the department head in the development and administration of programs.
- May assists other departments in various tasks or programs.
- Performs duties of disaster worker in event of an emergency.
- Performs related duties as assigned.

## **QUALIFICATIONS**

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### **Knowledge of:**

- Principles, practices, and methods of administrative, organizational, financial and procedural analysis.
- Principles and practices of public administration, including budgeting, contracting, purchasing and maintenance of public records.
- Federal state and local laws, regulations and court decisions applicable to assigned areas of responsibility, including the Public Contracts Code.
- State guidelines and rules.
- City department guidelines and specifications.
- Principles and practices of effective management and supervision.
- Modern office practices, methods, and computer equipment and applications related to the work.
- English usage, grammar, spelling, vocabulary, and punctuation.
- Techniques for effectively representing the City in contacts with government agencies, community groups, and various business, professional, regulatory, and legislative organizations.

### **Ability to:**

- Organize, set priorities and exercise sound independent judgment within areas of responsibility; coordinate effort with other City departments and regulatory agencies.
- Analyze administrative, operational, procedural, organizational and/or financial problems, evaluate alternatives and reach sound, logical, fact-based conclusions and recommendations.
- Communicate effectively, both orally and in writing; present conclusions and recommendations clearly and logically.
- Prepare clear, concise and comprehensive correspondence, reports and other written materials.
- Establish and administer contracts in accordance with contract requirements and all applicable legal and other requirements.

- Analyze proposed state and local legislation to determine impacts on the City or respective City departments.
- Use and operate computers and standard business software; maintains files, records and documentation
- Establish and maintain effective working relationships with staff, contractors, developers, consultants and other encountered in the course of work.

**Education and Experience:**

*Any combination of training and experience that would provide the required knowledge, skills and abilities is qualifying.*

Graduation from an accredited four-year college or university with major coursework consistent with the standard needs of the hiring department or a closely related field and at least three (3) years of progressively responsible professional work experience performing duties consistent with the needs of the respective department.

**Licenses and Certifications:**

Valid California class C driver's license with satisfactory driving record and automobile insurance.

**PHYSICAL DEMANDS**

Must possess mobility to work in a standard office setting and use standard office equipment, be able to operate a motor vehicle to visit various City and meeting sites, possess adequate vision to read printed materials and a computer screen and possess sufficient hearing and speech to communicate in person, before groups, and over the telephone. This position includes sedentary activities but standing in work areas and walking between work areas will be required. Finger dexterity is needed to access, enter and retrieve data using a computer keyboard or calculator and to operate standard office equipment. Positions in this classification occasionally bend, stoop, kneel, reach, push and pull drawers open and closed to retrieve and file information. Employees must possess the ability to lift, carry, push and pull materials and objects weighing up to 25 pounds.

**ENVIRONMENTAL ELEMENTS**

Employees work in an office environment with moderate noise levels, controlled temperature conditions, and no direct exposure to hazardous physical substances. Employees may interact with upset staff and/or public and private representatives in interpreting and enforcing departmental policies and procedures.



Civic Center  
53-990 Enterprise Way  
Coachella, CA 92236  
Telephone: (760) 398-3502

November 2022

**FLSA: EXEMPT**

### **SENIOR MANAGEMENT ANALYST**

#### **DEFINITION**

Under direction of the respective department head, performs a full range of analytical work to research, evaluate, develop, implement and administer assigned programs, projects and functions; plans and implement analytical strategies to resolve problems; gather and analyzes information from various sources to prepare comprehensive analytical reports and recommendations; administers complex research and assignments as it pertains to the respective department. Performs a full range of responsible and varied professional, analytical, financial, systems, statistical programmatic, management and other administrative analyses duties in providing responsible staff support to a City department, division, function, or program area; performs a variety of assigned projects, prepares various reports to improve the efficiency and effectiveness of departmental or division operations; and coordinates assigned activities with other departments, divisions, outside agencies, and the general public. The Senior Management analyst excises general discretion and oversight in the performance of work assignments and is responsible for managing assigned staff. This is a broad classification with individual positions assigned to specific functional areas; duties and assignments may overlap depending on department staffing and operational needs. This position is intended to fit individual department/division needs. All duties outlined are general with the understanding that they pertain to the respective hiring department.

#### **SUPERVISION RECEIVED AND EXERCISED**

Receives general direction from the respective department head or designee. May exercise direct, technical and functional supervision over support staff if assigned.

#### **CLASS CHARACTERISTICS**

Incumbent is responsible for the management and administration of new and existing departmental projects. Incumbent works under general direction and exercises a high level of discretion and independent judgment in performing a full range of routine and complex functions and duties relating to the management of departmental projects and analytical research.

#### **EXAMPLES OF ESSENTIAL JOB FUNCTIONS (Illustrative Only)**

*Management reserves the right to add, modify, change or rescind the work assignments of different positions and to make reasonable accommodations so that qualified employees can perform the essential functions of the job.*

- Plans, organizes, supervises and evaluates the work of assigned staff; develops, implements and monitors work plans to achieve goals and objectives; contributes to development of and monitoring of performance against departmental projects and budgets; participates in developing, implementing and evaluating work programs, plans, processes, systems and

procedures to achieve City goals, objectives and performance measures consistent with the City's quality and service expectations.

- Performs difficult and responsible assignments in assigned areas of respective department.
- Drafts proposed contracts, bid documents; agreements and a variety of other supporting documents; monitors program/ contract performance and expenditures; researches and resolves program/contract problems and disputes; compiles and drafts federal and state agency reports and documents.
- Reviews specification; develops, procures, implements and administers contracts and agreements. May prepare RFP's for contract services to establish new projects within the department.
- Responsible for the management administration and oversight of programs.
- Provides day-to-day leadership and works with staff to ensure a high performance, customer service-oriented work environment, which supports achieving City and District objectives and service expectations; provides leadership and participates in programs and activities that promote a positive employee relations environment.
- Assist the department head in the development and administration of programs.
- May assists other departments in various tasks or programs.
- Performs duties of disaster worker in event of an emergency.
- Performs related duties as assigned.

## **QUALIFICATIONS**

---

### **Knowledge of:**

- Principles and practices of effective management and supervision.
- Principles, practices, and methods of administrative, organizational, financial and procedural analysis.
- Principles and practices of public administration, including budgeting, contracting, purchasing and maintenance of public records.
- Federal state and local laws, regulations and court decisions applicable to assigned areas of responsibility, including the Public Contracts Code.
- State guidelines and rules.
- City department guidelines and specifications.
- Principles and practices of effective management and supervision.
- Modern office practices, methods, and computer equipment and applications related to the work.
- English usage, grammar, spelling, vocabulary, and punctuation.
- Techniques for effectively representing the City in contacts with government agencies, community groups, and various business, professional, regulatory, and legislative organizations.

### **Ability to:**

- Organize, set priorities and exercise sound independent judgment within areas of responsibility; coordinate effort with other City departments and regulatory agencies.
- Analyze administrative, operational, procedural, organizational and/or financial problems, evaluate alternatives and reach sound, logical, fact-based conclusions and recommendations.
- Communicate effectively, both orally and in writing; present conclusions and recommendations clearly and logically.
- Prepare clear, concise and comprehensive correspondence, reports and other written materials.
- Establish and administer contracts in accordance with contract requirements and all applicable legal and other requirements.
- Analyze proposed state and local legislation to determine impacts on the City or respective City departments.
- Use and operate computers and standard business software; maintains files, records and documentation
- Establish and maintain effective working relationships with staff, contractors, developers, consultants and other encountered in the course of work.

**Education and Experience:**

*Any combination of training and experience that would provide the required knowledge, skills and abilities is qualifying.*

Graduation from an accredited master degree program is preferred. At a minimum, the incumbent must have graduated from an accredited four-year college or university with major coursework consistent with the standard needs of the hiring department or a closely related field and have at least five (5) years of progressively responsible professional work experience performing duties consistent with the needs of the respective department.

**Licenses and Certifications:**

Valid California class C driver's license with satisfactory driving record and automobile insurance.

**PHYSICAL DEMANDS**

Must possess mobility to work in a standard office setting and use standard office equipment, be able to operate a motor vehicle to visit various City and meeting sites, possess adequate vision to read printed materials and a computer screen and possess sufficient hearing and speech to communicate in person, before groups, and over the telephone. This position includes sedentary activities but standing in work areas and walking between work areas will be required. Finger dexterity is needed to access, enter and retrieve data using a computer keyboard or calculator and to operate standard office equipment. Positions in this classification occasionally bend, stoop, kneel, reach, push and pull drawers open and closed to retrieve and file information. Employees must possess the ability to lift, carry, push and pull materials and objects weighing up to 25 pounds.

**ENVIRONMENTAL ELEMENTS**

Employees work in an office environment with moderate noise levels, controlled temperature conditions, and no direct exposure to hazardous physical substances. Employees may interact with upset staff and/or public and private representatives in interpreting and enforcing departmental policies and procedures.



**STAFF REPORT**  
**11/9/2022**

**TO:** Honorable Mayor and City Council Members

**FROM:** Chris Cox, Assistant Fire Marshal

**SUBJECT:** Resolution No. 2022-94, Acknowledging receipt of a report made by the Fire Chief of the Riverside County Fire Department regarding compliance with the annual inspection of certain occupancies pursuant to sections 13146.2 and 13146.3 of the California Health and Safety Code.

**STAFF RECOMMENDATION:**

Staff recommends that the City Council adopt Resolution No. 2022-94 to fulfill the requirements of the California Health and Safety Code Sections 13146.2 and 13146.3.

**EXECUTIVE SUMMARY:**

On September 27, 2018, Governor Brown approved California Senate Bill 1205 (SB1205), which added Section 13146.4 to the California Health and Safety Code. The bill requires each administering authority, i.e. City Council, to formally acknowledge receipt of the compliance report in a resolution or a similar formal document. To comply with this mandate, it is recommended that the City Council adopt Resolution No. 2022-94 acknowledging receipt of a report made by the Fire Chief of the Riverside County Fire Department regarding inspection of certain occupancies as required pursuant to Sections 13146.2 and 13146.3 of the California Health and Safety Code.

**BACKGROUND:**

California Health & Safety Code Section 13146.2 and 13146.3 requires all fire departments, including the Riverside County Fire Department, to perform annual inspections in every building used as a public or private school, hotel, motel, lodging house, apartment house, and certain residential care facilities.

**DISCUSSION/ANALYSIS:**

The purpose of SB 1205 is to require fire departments to review and report on the occupancies inspected within its jurisdiction as required to be inspected annually by the State.

Educational Group E occupancies, for the purposes of this report, are generally those public and private schools, used by more than six persons at any one time for educational purposes through the 12th grade.

Residential Group R occupancies, for the purposes of this report, are generally those occupancies containing sleeping units, and include hotels, motels, apartments (three units or more), etc. as well as other residential occupancies (including a number of residential care facilities). These residential care facilities have a number of different sub-classifications, and they may contain residents or clients that have a range of needs, including those related to custodial care, mobility impairments, cognitive disabilities, etc. The residents may also be non-ambulatory or bedridden.

For the time period of July 1, 2021 to June 30, 2022, the Riverside County Fire Department completed 100% of the annual inspections of the identified Group E and Group R occupancies, buildings, structures and/or facilities in the City of Coachella.

**ALTERNATIVES:**

Being that this a mandated process, there are no other recommendations or alternatives.

**FISCAL IMPACT:**

There is no direct fiscal impact associated with the staff recommendation.

**RECOMMENDED ALTERNATIVE(S):**

Staff recommends that the City Council adopt Resolution No. 2022-94 to fulfill the requirement of Senate Bill 1205 and Section 13146.4 of the California Health and Safety Code.

Attachments: Resolution No. 2022-94

**Senate Bill No. 1205**

CHAPTER 854

An act to add Section 13146.4 to the Health and Safety Code, relating to fire protection.

[Approved by Governor September 27, 2018. Filed with Secretary of State September 27, 2018.]

LEGISLATIVE COUNSEL'S DIGEST

SB 1205, Hill. Fire protection services: inspections: compliance reporting.

Existing law requires the chief of any city or county fire department or district providing fire protection services and his or her authorized representatives to inspect every building used as a public or private school within his or her jurisdiction, for the purpose of enforcing specified building standards, not less than once each year, as provided. Existing law requires every city or county fire department or district providing fire protection services that is required to enforce specified building standards to annually inspect certain structures, including hotels, motels, lodging houses, and apartment houses, for compliance with building standards, as provided.

This bill would require every city or county fire department, city and county fire department, or district required to perform the above-described inspections to report annually to its administering authority, as defined, on the department's or district's compliance with the above-described inspection requirements, as provided. The bill would require the administering authority to acknowledge receipt of the report in a resolution or a similar formal document. To the extent this bill would expand the responsibility of a local agency, the bill would create a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to the statutory provisions noted above.

*The people of the State of California do enact as follows:*

SECTION 1. Section 13146.4 is added to the Health and Safety Code, to read:

13146.4. (a) Every city or county fire department, city and county fire department, or district required to perform an annual inspection pursuant

to Sections 13146.2 and 13146.3 shall report annually to its administering authority on its compliance with Sections 13146.2 and 13146.3.

(b) The report made pursuant to subdivision (a) shall occur when the administering authority discusses its annual budget, or at another time determined by the administering authority.

(c) The administering authority shall acknowledge receipt of the report made pursuant to subdivision (a) in a resolution or a similar formal document.

(d) For purposes of this section, “administering authority” means a city council, county board of supervisors, or district board, as the case may be.

SEC. 2. If the Commission on State Mandates determines that this act contains costs mandated by the state, reimbursement to local agencies and school districts for those costs shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code.

O

**RESOLUTION NO. 2022-94**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, ACKNOWLEDGING RECEIPT OF A REPORT MADE BY THE FIRE CHIEF OF THE RIVERSIDE COUNTY FIRE DEPARTMENT REGARDING COMPLIANCE WITH THE ANNUAL INSPECTION OF CERTAIN OCCUPANCIES PURSUANT TO SECTIONS 13146.2 and 13146.3 OF THE CALIFORNIA HEALTH AND SAFETY CODE**

**WHEREAS**, California Health & Safety Code Section 13146.4 was added in 2018, and became effective on January 1, 2019; and

**WHEREAS**, California Health & Safety Code Section 13146.4 requires all fire departments, including the Riverside County Fire Department, that provide fire protection services to report annually to its administering authority on its compliance with Health & Safety Code sections 13146.2 and 13146.3; and

**WHEREAS**, California Health & Safety Code Section 13146.2 and 13146.3 requires all fire departments, including the Riverside County Fire Department, that provide fire protection services to perform annual inspections in every building used as a public or private school, hotel, motel, lodging house, apartment house, and certain residential care facilities for compliance with building standards, as provided; and

**WHEREAS**, the Council of the City of Coachella intends this Resolution to fulfill the requirements of the California Health & Safety Code 13146.4 regarding acknowledgment of the Riverside County Fire Department's compliance with California Health and Safety Code Sections 13146.2 and 13146.3.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Coachella, California: expressly acknowledges the measure of compliance of the Riverside County Fire Department with Health and Safety Code sections 13146.2 and 13146.3 in the City of Coachella for the time period of July 1, 2021 to June 30, 2022, as follows:

**Section 1.** City Council of the City of Coachella acknowledges receipt of the annual report for the period July 1, 2021 to June 30, 2022 under Health and Safety Code sections 13146.2 and 13146.3 in the City of Coachella as presented by the Riverside County Fire Department.

**PASSED, APPROVED and ADOPTED** this 9<sup>th</sup> day of November 2022.

---

Steven A. Hernandez  
Mayor

**ATTEST:**

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Angela M. Zepeda  
City Clerk

**APPROVED AS TO FORM:**

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Carlos Campos  
City Attorney

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) ss.  
CITY OF COACHELLA )

**I HEREBY CERTIFY** that the foregoing Resolution No. 2022-94 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 9<sup>th</sup> day of November 2022, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Andrea J. Carranza, MMC  
Deputy City Clerk



**STAFF REPORT**  
**11/9/2022**

**TO:** Honorable Mayor and City Council Members

**FROM:** Carlos Campos, City Attorney

**SUBJECT:** Resolution No. 2022-95 Approving and Adopting an Amended Conflict of Interest Code Pursuant to the Political Reform Act of 1974

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**STAFF RECOMMENDATION:**

It is recommended that the City Council adopt Resolution No. 2022-95 approving and adopting the amended Conflict of Interest Code pursuant to the Political Reform Act of 1974.

**EXECUTIVE SUMMARY:**

Pursuant to the Political Reform Act (the “Act”), the City Council directed staff to: (1) conduct a review of the City’s Conflict of Interest Code (“Code”) to determine if a change in the Code was necessary; (2) File a biennial notice regarding the results of the review no later than the required deadline; (3) revise the Code as necessary based upon such review; and (4) submit the amended Code to the City Council for adoption and approval, in accordance with Section 87303 of the Act.

During the review process, staff found that amendments to the City’s Conflict of Interest Code are necessary. A redline version of the proposed amended Code is attached.

**BACKGROUND:**

The Political Reform Act of 1974, Government Code Section 81000 et seq. (the “Act”), requires all public agencies to adopt and maintain a Conflict of Interest Code. The Act further requires that agencies regularly review and update their conflict of interest codes as necessary as directed by the code-reviewing body or when change is necessitated by changed circumstances (Sections 87306 and 87306.5). The City Council is the City’s code-reviewing body. As the code-reviewing body, the City Council directed that the Code be reviewed and, if a change in the Code was necessary, that a revised Code be prepared and submitted to the City Council for adoption and approval.

During this review, staff found that amendments to the Code are necessary to include a new positions that must be designated, revise disclosure categories, revise the titles of existing positions and deletes titles of positions that have been abolished and/or positions that no longer make or participate in making governmental decisions.

**ATTACHMENTS:**

Legislative Version of Proposed Amended Conflict of Interest Code  
Resolution No. 2022-95

## **NOTICE OF INTENTION TO AMEND THE CONFLICT OF INTEREST CODE OF THE CITY OF COACHELLA**

NOTICE IS HEREBY GIVEN that the City of Coachella intends to amend its Conflict of Interest Code (the "Code") pursuant to Government Code Section 87306.

The Code designates those positions, members, officers, and consultants who make or participate in the making of decisions and are subject to the disclosure requirements of the City's Code. The City's proposed amendment includes new positions that must be designated, revise disclosure categories, revise the titles of existing positions and deletes titles of positions that have been abolished and/or positions that no longer make or participate in making governmental decisions.

The proposed amended Code will be considered by the City Council on November 9, 2022, at 6:00 p.m. at the City Council Chambers, 1515 Sixth Street, Coachella, California. Any interested person may be present and comment at the public meeting or may submit written comments concerning the proposed amendment.

Any comments or inquiries should be directed to the attention of Andrea Carranza, Deputy City Clerk, City of Coachella, 1515 Sixth Street, Coachella, CA 92236; (760) 398-3502; [acarranza@coachella.org](mailto:acarranza@coachella.org). Written comments must be submitted no later than November 9, 2022, at 6:00 p.m.

Copies of the proposed amended Code may be obtained from the office of the City Clerk during regular business hours.

# **CONFLICT OF INTEREST CODE** **OF THE** **CITY OF COACHELLA**

(Amended ~~November 11, 2020~~ November 9, 2022)

The Political Reform Act, Government Code Section 81000, et seq., requires state and local government agencies to adopt and promulgate conflict of interest codes. The Fair Political Practices Commission has adopted a regulation (2 Cal. Code Regs. § 18730) that contains the terms of a standard conflict of interest code, which can be incorporated by reference in an agency's code. After public notice and hearing Regulation 18730 may be amended by the Fair Political Practices Commission to conform to amendments in the Political Reform Act. Therefore, the terms of 2 California Code of Regulations section 18730 and any amendments to it duly adopted by the Fair Political Practices Commission are hereby incorporated by reference. This incorporation page, Regulation 18730 and the attached Appendix designating positions and establishing disclosure categories, shall constitute the conflict of interest code of the **City of Coachella (the "City")**.

The Mayor, Members of the City Council and Planning Commission, the City Manager, the City Attorney and the City Treasurer, may electronically file their annual statements of economic interests directly with the Fair Political Practices Commission. All other officials and designated positions required to submit a statement of economic interests shall file their statements with the **City Clerk** as the City's filing officer. The **City Clerk** shall retain the original statements filed by all other officials and designated positions and will make all retained statements available for public inspection and reproduction during regular business hours. (Gov. Code § 81008.)

**APPENDIX**  
**CONFLICT OF INTEREST CODE**  
**OF THE**  
**CITY OF COACHELLA**  
**(Amended ~~November 11, 2020~~ November 9, 2022)**  
**PART “A”**

The Mayor, Members of the City Council and Planning Commission, the City Manager and/or City Administrator, the City Attorney, the City Treasurer, and all Other City Officials who manage public investments as defined by 2 Cal. Code Regs. § 18700.3(b), are NOT subject to the City’s Code but must file disclosure statements under Government Code section 87200 et seq. [Regs. § 18730(b)(3)]

**OFFICIALS WHO MANAGE PUBLIC INVESTMENTS**

It has been determined that the positions listed below are Other City Officials who manage public investments<sup>1</sup>. These positions are listed here for informational purposes only.

Finance Director/Deputy City Treasurer

Financial Consultant

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<sup>1</sup> Individuals holding one of the above-listed positions may contact the Fair Political Practices Commission for assistance or written advice regarding their filing obligations if they believe that their position has been categorized incorrectly. The Fair Political Practices Commission makes the final determination whether a position is covered by § 87200.

**DESIGNATED POSITIONS**  
**GOVERNED BY THE CONFLICT OF INTEREST CODE**

<b><u>DESIGNATED POSITIONS'</u></b> <b><u>TITLE OR FUNCTION</u></b>	<b><u>DISCLOSURE CATEGORIES</u></b> <b><u>ASSIGNED</u></b>
<del>Assistant City Manager</del> [Duties reverted back to City Engineer]	<del>1, 2</del>
<del>Assistant Community Services Director</del>	<del>1, 2</del>
Assistant Engineer	2, 3, 5
<del>Assistant Engineer – Utilities</del>	<del>2, 3, 5</del>
Assistant to the City Manager	1
Building Inspectors	3, 6
Building Maintenance Worker	5
Business License Technician	6
Chief Building Official	3, 5, 6
Chief Treatment/Collection System Operator	2, 3, 5
City Attorney (not filing under Gov. Code § 87200)	1, 2
City Clerk	5
<del>City Engineer</del>	<del>2, 3, 5</del>
Civil Engineering Associate	2, 3, 5, 6
Code Compliance Manager	2, 3, 5, 6
Code Compliance Officer	5, 6
<del>Code Enforcement Aide</del>	<del>2, 3, 5, 6</del>
Community Development Technician	6
Construction Project Coordinator	5
Controller	4

<u>DESIGNATED POSITIONS'</u> <u>TITLE OR FUNCTION</u>	<u>DISCLOSURE CATEGORIES</u> <u>ASSIGNED</u>
<u>Customer Service Supervisor</u>	<u>5</u>
Deputy City Clerk	5
Development Services Director	1, 2
Economic Development Director	1, <u>7</u> , <u>2</u>
Economic Development Manager	1, 2
Environmental/Regulatory Program Manager	2, 3, 5
Executive Assistant	5
<u>Finance Manager</u>	<u>4</u>
Fleet Services Coordinator	5
Grants Manager	7
Human Resources Manager	5
Information Technology Manager	5
Parks Supervisor	2, 3, 5
<u>Part Time Cannabis Compliance Liaison</u>	<u>7</u>
Planning Manager	2, 3, 5
Principal Planner	1, 2
<u>Public Information Officer</u>	<u>5</u>
Public Works Director	1, 2
Public Works/Landscape and Lighting Inspector	2, 5, 6
Recreation Services Coordinator	5
Sanitary Superintendent	3, 5
Senior Center Assistant/ <del>Bus Driver</del>	5

<u>DESIGNATED POSITIONS'</u> <u>TITLE OR FUNCTION</u>	<u>DISCLOSURE CATEGORIES</u> <u>ASSIGNED</u>
Senior Center Coordinator	5
Senior Civil Engineer	2, 3, 5, 6
Senior Code Compliance Officer	2, 3, 6
Senior Management Analyst	2, 3, 5
Senior Planner	2, 3, 5, 6
Senior Public Works Maintenance Worker	5, 6
Senior Water Service Worker	5
Streets <del>Superintendent</del> /Emergency Services Coordinator <u>Supervisor</u>	2, 3, 5
Utilities Manager	1, 2
Wastewater Superintendent	2, 3, 5
Water Superintendent	2, 3, 5

**BOARDS & COMMISSIONS**

Parks and Recreation Commission	2, 3, 5
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Consultants and New Positions<sup>2</sup>

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<sup>2</sup> -Individuals serving as a consultant as defined in Reg. 18700.3(a) or in a new position created since this Code was last approved that makes or participates in making decisions must file under the broadest disclosure set forth in this Code subject to the following limitation:

The City Manager may determine that, due to the range of duties or contractual obligations, it is more appropriate to assign a limited disclosure requirement. A clear explanation of the duties and a statement of the extent of the disclosure requirements must be in a written document. (Gov. Code § 82019; Regs. 18219 and 18734.). The City Manger's determination is a public record and shall be retained for public inspection in the same manner and location as this Conflict of Interest Code. (Gov. Code § 81008.)

## PART “B”

### DISCLOSURE CATEGORIES

The disclosure categories listed below identify the types of economic interests that the designated position must disclose for each disclosure category to which ~~he or she~~ the designated is assigned.<sup>3</sup> “Investment” means financial interest in any business entity (including a consulting business or other independent contracting business) and are reportable if they are either located in or doing business in the jurisdiction, are planning to do business in the jurisdiction, or have done business during the previous two years in the jurisdiction of the City.

Category 1: All investments and business positions in business entities, and sources of income, including gifts, loans and travel payments, that are located in, do business in, or own real property within the jurisdiction of the City.

Category 2: All interests in real property located in whole or in part within, or not more than two (2) miles outside, the jurisdiction of the City, including any leasehold, beneficial or ownership interest or option to acquire property.

Category 3: All investments and business positions in business entities, and sources of income, including gifts, loans and travel payments, which engage in land development, construction, or the acquisition or sale of real property within the jurisdiction of the City.

Category 4: All investments and business positions in business entities, and sources of income, including gifts, loans and travel payments, that provide services, products, materials, machinery, vehicles or equipment of a type purchased or leased by the City.

Category 5: All investments and business positions in business entities, and sources of income, including gifts, loans and travel payments, that provide services, products, materials, machinery, vehicles or equipment of a type purchased or leased by the designated position’s department, unit or division.

Category 6: All investments and business positions in business entities, and sources of income, including gifts, loans and travel payments, that are subject to the regulatory, permit, or licensing authority of the designated position’s department, unit or division.

Category 7: All investments and business positions in business entities, and sources of income, including gifts, loans and travel payments, or income from a nonprofit or other organization; if the source is of the type to receive grants or other monies from or through the City or its subdivisions.

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<sup>3</sup> This Conflict of Interest Code does not require the reporting of gifts from outside this agency’s jurisdiction if the source does not have some connection with or bearing upon the functions or duties of the position. (Reg. 18730.1)

**RESOLUTION NO. 2022-95**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, APPROVING AND ADOPTING AN AMENDED CONFLICT OF INTEREST CODE PURSUANT TO THE POLITICAL REFORM ACT OF 1974**

**WHEREAS**, the State of California enacted the Political Reform Act of 1974, Government Code Section 81000, et seq. (the "Act"), which contains provisions relating to conflicts of interest governing officers, employees and consultants of the City of Coachella (the "City"), and which requires all public agencies to adopt and promulgate a conflict of interest code; and

**WHEREAS**, the City Council adopted a Conflict of Interest Code (the "Code") which was amended on November 11, 2020, in compliance with the Act; and

**WHEREAS**, subsequent changed circumstances within the City have made it advisable and necessary pursuant to Sections 87306 and 87307 of the Act to amend and update the City's Conflict of Interest Code (the "Code"); and

**WHEREAS**, the potential penalties for violation of the provisions of the Act are significant and may include criminal and civil liability, as well as equitable relief which could result in the City being restrained or prevented from acting in cases where the provisions of the Act may have been violated; and

**WHEREAS**, notice of the time and place of a public meeting on, and of consideration by the City Council of, the proposed amended Code was provided to each affected designated employee and was publicly posted for review; and

**WHEREAS**, a public meeting was held regarding the proposed amended Code at a regular meeting of the City Council on November 9, 2022, at which all persons present were given an opportunity to be heard on the proposed amended Code.

**NOW, THEREFORE, BE IT RESOLVED:**

1. The City Council does hereby approve and adopt the proposed amended Conflict of Interest Code, a copy of which is attached hereto and which shall remain on file with the City Clerk and which shall remain available to the public for inspection and copying during regular business hours.
2. The said amended Conflict of Interest Code shall become effective immediately after the date of its adoption and approval on November 9, 2022.

**PASSED, APPROVED and ADOPTED** this 9<sup>th</sup> day of November 2022.

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Steven A. Hernandez, Mayor

**ATTEST:**

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Angela M. Zepeda  
City Clerk

**APPROVED AS TO FORM:**

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Carlos Campos  
City Attorney

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) ss.  
CITY OF COACHELLA )

**I HEREBY CERTIFY** that the foregoing Resolution No. 2022-95 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 9<sup>th</sup> day of November 2022, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Andrea J. Carranza, MMC  
Deputy City Clerk

**CONFLICT OF INTEREST CODE**  
**OF THE**  
**CITY OF COACHELLA**

**(Amended November 9, 2022)**

The Political Reform Act, Government Code Section 81000, et seq., requires state and local government agencies to adopt and promulgate conflict of interest codes. The Fair Political Practices Commission has adopted a regulation (2 Cal. Code Regs. § 18730) that contains the terms of a standard conflict of interest code, which can be incorporated by reference in an agency's code. After public notice and hearing Regulation 18730 may be amended by the Fair Political Practices Commission to conform to amendments in the Political Reform Act. Therefore, the terms of 2 California Code of Regulations section 18730 and any amendments to it duly adopted by the Fair Political Practices Commission are hereby incorporated by reference. This incorporation page, Regulation 18730 and the attached Appendix designating positions and establishing disclosure categories, shall constitute the conflict of interest code of the **City of Coachella (the "City")**.

The Mayor, Members of the City Council and Planning Commission, the City Manager, the City Attorney and the City Treasurer, may electronically file their annual statements of economic interests directly with the Fair Political Practices Commission. All other officials and designated positions required to submit a statement of economic interests shall file their statements with the **City Clerk** as the City's filing officer. The **City Clerk** shall retain the original statements filed by all other officials and designated positions and will make all retained statements available for public inspection and reproduction during regular business hours. (Gov. Code § 81008.)

**APPENDIX**

**CONFLICT OF INTEREST CODE**

**OF THE**

**CITY OF COACHELLA**

**(Amended November 9, 2022)**

**PART “A”**

The Mayor, Members of the City Council and Planning Commission, the City Manager and/or City Administrator, the City Attorney, the City Treasurer, and all Other City Officials who manage public investments as defined by 2 Cal. Code Regs. § 18700.3(b), are NOT subject to the City’s Code but must file disclosure statements under Government Code section 87200 et seq. [Regs. § 18730(b)(3)]

**OFFICIALS WHO MANAGE PUBLIC INVESTMENTS**

It has been determined that the positions listed below are Other City Officials who manage public investments<sup>1</sup>. These positions are listed here for informational purposes only.

Finance Director/Deputy City Treasurer

Financial Consultant

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<sup>1</sup> Individuals holding one of the above-listed positions may contact the Fair Political Practices Commission for assistance or written advice regarding their filing obligations if they believe that their position has been categorized incorrectly. The Fair Political Practices Commission makes the final determination whether a position is covered by § 87200.

**DESIGNATED POSITIONS**  
**GOVERNED BY THE CONFLICT OF INTEREST CODE**

<b><u>DESIGNATED POSITIONS'</u></b> <b><u>TITLE OR FUNCTION</u></b>	<b><u>DISCLOSURE CATEGORIES</u></b> <b><u>ASSIGNED</u></b>
Assistant Community Services Director	1, 2
Assistant Engineer	2, 3, 5
Assistant Engineer – Utilities	2, 3, 5
Assistant to the City Manager	1
Building Inspectors	3, 6
Building Maintenance Worker	5
Business License Technician	6
Chief Building Official	3, 5, 6
Chief Treatment/Collection System Operator	2, 3, 5
City Attorney (not filing under Gov. Code § 87200)	1, 2
City Clerk	5
City Engineer	2, 3, 5
Civil Engineering Associate	2, 3, 5, 6
Code Compliance Manager	2, 3, 5, 6
Code Compliance Officer	5, 6
Community Development Technician	6
Construction Project Coordinator	5
Controller	4
Customer Service Supervisor	5
Deputy City Clerk	5

LAW OFFICES OF  
BEST BEST & KRIEGER LLP

<u>DESIGNATED POSITIONS'</u> <u>TITLE OR FUNCTION</u>	<u>DISCLOSURE CATEGORIES</u> <u>ASSIGNED</u>
Development Services Director	1, 2
Economic Development Director	1, 2
Economic Development Manager	1, 2
Environmental/Regulatory Program Manager	2, 3, 5
Executive Assistant	5
Finance Manager	4
Fleet Services Coordinator	5
Grants Manager	7
Human Resources Manager	5
Information Technology Manager	5
Parks Supervisor	2, 3, 5
Part Time Cannabis Compliance Liaison	7
Planning Manager	2, 3, 5
Principal Planner	1, 2
Public Information Officer	5
Public Works Director	1, 2
Public Works/Landscape and Lighting Inspector	2, 5, 6
Recreation Services Coordinator	5
Sanitary Superintendent	3, 5
Senior Center Assistant	5
Senior Center Coordinator	5

<u>DESIGNATED POSITIONS'</u> <u>TITLE OR FUNCTION</u>	<u>DISCLOSURE CATEGORIES</u> <u>ASSIGNED</u>
Senior Civil Engineer	2, 3, 5, 6
Senior Code Compliance Officer	2, 3, 6
Senior Management Analyst	2, 3, 5
Senior Planner	2, 3, 5, 6
Senior Public Works Maintenance Worker	5, 6
Senior Water Service Worker	5
Street Supervisor	2, 3, 5
Utilities Manager	1, 2
Wastewater Superintendent	2, 3, 5
Water Superintendent	2, 3, 5

**BOARDS & COMMISSIONS**

Parks and Recreation Commission	2, 3, 5
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Consultants and New Positions<sup>2</sup>

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<sup>2</sup> Individuals serving as a consultant as defined in Reg. 18700.3(a) or in a new position created since this Code was last approved that makes or participates in making decisions must file under the broadest disclosure set forth in this Code subject to the following limitation:

The City Manager may determine that, due to the range of duties or contractual obligations, it is more appropriate to assign a limited disclosure requirement. A clear explanation of the duties and a statement of the extent of the disclosure requirements must be in a written document. (Gov. Code § 82019; Regs. 18219 and 18734.) The City Manger's determination is a public record and shall be retained for public inspection in the same manner and location as this Conflict of Interest Code. (Gov. Code § 81008.)

## PART “B”

# DISCLOSURE CATEGORIES

The disclosure categories listed below identify the types of economic interests that the designated position must disclose for each disclosure category to which the designated is assigned.<sup>3</sup> “Investment” means financial interest in any business entity (including a consulting business or other independent contracting business) and are reportable if they are either located in or doing business in the jurisdiction, are planning to do business in the jurisdiction, or have done business during the previous two years in the jurisdiction of the City.

Category 1: All investments and business positions in business entities, and sources of income, including gifts, loans and travel payments, that are located in, do business in, or own real property within the jurisdiction of the City.

Category 2: All interests in real property located in whole or in part within, or not more than two (2) miles outside, the jurisdiction of the City, including any leasehold, beneficial or ownership interest or option to acquire property.

Category 3: All investments and business positions in business entities, and sources of income, including gifts, loans and travel payments, which engage in land development, construction, or the acquisition or sale of real property within the jurisdiction of the City.

Category 4: All investments and business positions in business entities, and sources of income, including gifts, loans and travel payments, that provide services, products, materials, machinery, vehicles or equipment of a type purchased or leased by the City.

Category 5: All investments and business positions in business entities, and sources of income, including gifts, loans and travel payments, that provide services, products, materials, machinery, vehicles or equipment of a type purchased or leased by the designated position’s department, unit or division.

Category 6: All investments and business positions in business entities, and sources of income, including gifts, loans and travel payments, that are subject to the regulatory, permit, or licensing authority of the designated position’s department, unit or division.

Category 7: All investments and business positions in business entities, and sources of income, including gifts, loans and travel payments, or income from a nonprofit or other organization; if the source is of the type to receive grants or other monies from or through

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<sup>3</sup> This Conflict of Interest Code does not require the reporting of gifts from outside this agency’s jurisdiction if the source does not have some connection with or bearing upon the functions or duties of the position. (Reg. 18730.1)

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BEST BEST & KRIEGER LLP**

the City or its subdivisions.

1 Amend 2 Cal. Code Regs., Section 18730 to read:

2 **§ 18730. Provisions of Conflict of Interest Codes.**

3 (a) Incorporation by reference of the terms of this regulation along with the designation  
4 of employees and the formulation of disclosure categories in the Appendix referred to below  
5 constitute the adoption and promulgation of a conflict of interest code within the meaning of  
6 Section 87300 or the amendment of a conflict of interest code within the meaning of Section  
7 87306 if the terms of this regulation are substituted for terms of a conflict of interest code  
8 already in effect. A code so amended or adopted and promulgated requires the reporting of  
9 reportable items in a manner substantially equivalent to the requirements of article 2 of chapter 7  
10 of the Political Reform Act, Sections 81000, et seq. The requirements of a conflict of interest  
11 code are in addition to other requirements of the Political Reform Act, such as the general  
12 prohibition against conflicts of interest contained in Section 87100, and to other state or local  
13 laws pertaining to conflicts of interest.

14 (b) The terms of a conflict of interest code amended or adopted and promulgated pursuant  
15 to this regulation are as follows:

16 (1) Section 1. Definitions.

17 The definitions contained in the Political Reform Act of 1974, regulations of the Fair Political  
18 Practices Commission (Regulations 18110, *et seq.*), and any amendments to the Act or  
19 regulations, are incorporated by reference into this conflict of interest code.

20 (2) Section 2. Designated Employees.

21 The persons holding positions listed in the Appendix are designated employees. It has  
22 been determined that these persons make or participate in the making of decisions which may  
23 foreseeably have a material effect on economic interests.

1 (3) Section 3. Disclosure Categories.

2 This code does not establish any disclosure obligation for those designated employees  
 3 who are also specified in Section 87200 if they are designated in this code in that same capacity  
 4 or if the geographical jurisdiction of this agency is the same as or is wholly included within the  
 5 jurisdiction in which those persons must report their economic interests pursuant to article 2 of  
 6 chapter 7 of the Political Reform Act, Sections 87200, et seq.

7 In addition, this code does not establish any disclosure obligation for any designated employees  
 8 who are designated in a conflict of interest code for another agency, if all of the following apply:

9 (A) The geographical jurisdiction of this agency is the same as or is wholly included  
 10 within the jurisdiction of the other agency;

11 (B) The disclosure assigned in the code of the other agency is the same as that required  
 12 under article 2 of chapter 7 of the Political Reform Act, Section 87200; and

13 (C) The filing officer is the same for both agencies. <sup>1</sup>

14 Such persons are covered by this code for disqualification purposes only. With respect to  
 15 all other designated employees, the disclosure categories set forth in the Appendix specify which  
 16 kinds of economic interests are reportable. Such a designated employee shall disclose in ~~his or~~  
 17 ~~her~~ the employee's statement of economic interests those economic interests ~~he or she~~ the  
 18 employee has which are of the kind described in the disclosure categories to which ~~he or she~~ the  
 19 employee is assigned in the Appendix. It has been determined that the economic interests set  
 20 forth in a designated employee's disclosure categories are the kinds of economic interests which  
 21 ~~he or she~~ the employee foreseeably can affect materially through the conduct of ~~his or her~~ the  
 22 employee's office.

23 (4) Section 4. Statements of Economic Interests: Place of Filing.

1 The code reviewing body shall instruct all designated employees within its code to file  
 2 statements of economic interests with the agency or with the code reviewing body, as provided  
 3 by the code reviewing body in the agency's conflict of interest code. <sup>2</sup>

4 (5) Section 5. Statements of Economic Interests: Time of Filing.

5 (A) Initial Statements. All designated employees employed by the agency on the effective  
 6 date of this code, as originally adopted, promulgated and approved by the code reviewing body,  
 7 shall file statements within 30 days after the effective date of this code. Thereafter, each person  
 8 already in a position when it is designated by an amendment to this code shall file an initial  
 9 statement within 30 days after the effective date of the amendment.

10 (B) Assuming Office Statements. All persons assuming designated positions after the  
 11 effective date of this code shall file statements within 30 days after assuming the designated  
 12 positions, or if subject to State Senate confirmation, 30 days after being nominated or appointed.

13 (C) Annual Statements. All designated employees shall file statements no later than April

14 1. If a person reports for military service as defined in the Servicemember's Civil Relief  
 15 Act, the deadline for the annual statement of economic interests is 30 days following ~~his or her~~  
 16 the person's return to office, provided the person, or someone authorized to represent the  
 17 person's interests, notifies the filing officer in writing prior to the applicable filing deadline that  
 18 ~~he or she~~ the person is subject to that federal statute and is unable to meet the applicable  
 19 deadline, and provides the filing officer verification of ~~his or her~~ the person's military status.

20 (D) Leaving Office Statements. All persons who leave designated positions shall file  
 21 statements within 30 days after leaving office.

22 (5.5) Section 5.5. Statements for Persons Who Resign Prior to Assuming Office.

1 Any person who resigns within 12 months of initial appointment, or within 30 days of the date of  
 2 notice provided by the filing officer to file an assuming office statement, is not deemed to have  
 3 assumed office or left office, provided ~~he or she~~ the person did not make or participate in the  
 4 making of, or use ~~his or her~~ the person's position to influence any decision and did not receive or  
 5 become entitled to receive any form of payment as a result of ~~his or her~~ the person's  
 6 appointment. Such persons shall not file either an assuming or leaving office statement.

7 (A) Any person who resigns a position within 30 days of the date of a notice from the  
 8 filing officer shall do both of the following:

9 (1) File a written resignation with the appointing power; and

10 (2) File a written statement with the filing officer declaring under penalty of perjury that  
 11 during the period between appointment and resignation ~~he or she~~ the person did not make,  
 12 participate in the making, or use the position to influence any decision of the agency or receive,  
 13 or become entitled to receive, any form of payment by virtue of being appointed to the position.

14 (6) Section 6. Contents of and Period Covered by Statements of Economic Interests.

15 (A) Contents of Initial Statements.

16 Initial statements shall disclose any reportable investments, interests in real property and  
 17 business positions held on the effective date of the code and income received during the 12  
 18 months prior to the effective date of the code.

19 (B) Contents of Assuming Office Statements.

20 Assuming office statements shall disclose any reportable investments, interests in real  
 21 property and business positions held on the date of assuming office or, if subject to State Senate  
 22 confirmation or appointment, on the date of nomination, and income received during the 12

1 months prior to the date of assuming office or the date of being appointed or nominated,  
2 respectively.

3 (C) Contents of Annual Statements. Annual statements shall disclose any reportable  
4 investments, interests in real property, income and business positions held or received during the  
5 previous calendar year provided, however, that the period covered by an employee's first annual  
6 statement shall begin on the effective date of the code or the date of assuming office whichever  
7 is later, or for a board or commission member subject to Section 87302.6, the day after the  
8 closing date of the most recent statement filed by the member pursuant to Regulation 18754.

9 (D) Contents of Leaving Office Statements.

10 Leaving office statements shall disclose reportable investments, interests in real property, income  
11 and business positions held or received during the period between the closing date of the last  
12 statement filed and the date of leaving office.

13 (7) Section 7. Manner of Reporting.

14 Statements of economic interests shall be made on forms prescribed by the Fair Political  
15 Practices Commission and supplied by the agency, and shall contain the following information:

16 (A) Investment and Real Property Disclosure.

17 When an investment or an interest in real property <sup>3</sup> is required to be reported, <sup>4</sup> the statement  
18 shall contain the following:

- 19 1. A statement of the nature of the investment or interest;
- 20 2. The name of the business entity in which each investment is held, and a general  
21 description of the business activity in which the business entity is engaged;
- 22 3. The address or other precise location of the real property;

1           4. A statement whether the fair market value of the investment or interest in real property  
2 equals or exceeds \$2,000, exceeds \$10,000, exceeds \$100,000, or exceeds \$1,000,000.

3           (B) Personal Income Disclosure. When personal income is required to be reported, <sup>5</sup> the  
4 statement shall contain:

5           1. The name and address of each source of income aggregating \$500 or more in value, or  
6 \$50 or more in value if the income was a gift, and a general description of the business activity,  
7 if any, of each source;

8           2. A statement whether the aggregate value of income from each source, or in the case of  
9 a loan, the highest amount owed to each source, was \$1,000 or less, greater than \$1,000, greater  
10 than \$10,000, or greater than \$100,000;

11           3. A description of the consideration, if any, for which the income was received;

12           4. In the case of a gift, the name, address and business activity of the donor and any  
13 intermediary through which the gift was made; a description of the gift; the amount or value of  
14 the gift; and the date on which the gift was received;

15           5. In the case of a loan, the annual interest rate and the security, if any, given for the loan  
16 and the term of the loan.

17           (C) Business Entity Income Disclosure. When income of a business entity, including  
18 income of a sole proprietorship, is required to be reported, <sup>6</sup> the statement shall contain:

19           1. The name, address, and a general description of the business activity of the business  
20 entity;

21           2. The name of every person from whom the business entity received payments if the  
22 filer's pro rata share of gross receipts from such person was equal to or greater than \$10,000.

1 (D) Business Position Disclosure. When business positions are required to be reported, a  
2 designated employee shall list the name and address of each business entity in which ~~he or she~~  
3 the employee is a director, officer, partner, trustee, employee, or in which ~~he or she~~ the employee  
4 holds any position of management, a description of the business activity in which the business  
5 entity is engaged, and the designated employee's position with the business entity.

6 (E) Acquisition or Disposal During Reporting Period. In the case of an annual or leaving  
7 office statement, if an investment or an interest in real property was partially or wholly acquired  
8 or disposed of during the period covered by the statement, the statement shall contain the date of  
9 acquisition or disposal.

10 (8) Section 8. Prohibition on Receipt of Honoraria.

11 (A) No member of a state board or commission, and no designated employee of a state or  
12 local government agency, shall accept any honorarium from any source, if the member or  
13 employee would be required to report the receipt of income or gifts from that source on ~~his or her~~  
14 the member's or employee's statement of economic interests.

15 (B) This section shall not apply to any part-time member of the governing board of any  
16 public institution of higher education, unless the member is also an elected official.

17 (C) Subdivisions (a), (b), and (c) of Section 89501 shall apply to the prohibitions in this  
18 section.

19 (D) This section shall not limit or prohibit payments, advances, or reimbursements for  
20 travel and related lodging and subsistence authorized by Section 89506.

21 (8.1) Section 8.1. Prohibition on Receipt of Gifts in Excess of \$520.

22 (A) No member of a state board or commission, and no designated employee of a state or  
23 local government agency, shall accept gifts with a total value of more than \$520 in a calendar

1 year from any single source, if the member or employee would be required to report the receipt  
2 of income or gifts from that source on ~~his or her~~ the member's or employee's statement of  
3 economic interests.

4 (B) This section shall not apply to any part-time member of the governing board of any  
5 public institution of higher education, unless the member is also an elected official.

6 (C) Subdivisions (e), (f), and (g) of Section 89503 shall apply to the prohibitions in this  
7 section.

8 (8.2) Section 8.2. Loans to Public Officials.

9 (A) No elected officer of a state or local government agency shall, from the date of ~~his or~~  
10 ~~her~~ the election to office through the date that ~~he or she~~ the officer vacates office, receive a  
11 personal loan from any officer, employee, member, or consultant of the state or local government  
12 agency in which the elected officer holds office or over which the elected officer's agency has  
13 direction and control.

14 (B) No public official who is exempt from the state civil service system pursuant to  
15 subdivisions (c), (d), (e), (f), and (g) of Section 4 of Article VII of the Constitution shall, while  
16 he or she holds office, receive a personal loan from any officer, employee, member, or consultant  
17 of the state or local government agency in which the public official holds office or over which  
18 the public official's agency has direction and control. This subdivision shall not apply to loans  
19 made to a public official whose duties are solely secretarial, clerical, or manual.

20 (C) No elected officer of a state or local government agency shall, from the date of ~~his or~~  
21 ~~her~~ the election to office through the date that ~~he or she~~ the officer vacates office, receive a  
22 personal loan from any person who has a contract with the state or local government agency to  
23 which that elected officer has been elected or over which that elected officer's agency has

1 direction and control. This subdivision shall not apply to loans made by banks or other financial  
 2 institutions or to any indebtedness created as part of a retail installment or credit card transaction,  
 3 if the loan is made or the indebtedness created in the lender's regular course of business on terms  
 4 available to members of the public without regard to the elected officer's official status.

5 (D) No public official who is exempt from the state civil service system pursuant to  
 6 subdivisions (c), (d), (e), (f), and (g) of Section 4 of Article VII of the Constitution shall, while  
 7 ~~he or she~~ the official holds office, receive a personal loan from any person who has a contract  
 8 with the state or local government agency to which that elected officer has been elected or over  
 9 which that elected officer's agency has direction and control. This subdivision shall not apply to  
 10 loans made by banks or other financial institutions or to any indebtedness created as part of a  
 11 retail installment or credit card transaction, if the loan is made or the indebtedness created in the  
 12 lender's regular course of business on terms available to members of the public without regard to  
 13 the elected officer's official status. This subdivision shall not apply to loans made to a public  
 14 official whose duties are solely secretarial, clerical, or manual.

15 (E) This section shall not apply to the following:

16 1. Loans made to the campaign committee of an elected officer or candidate for elective  
 17 office.

18 2. Loans made by a public official's spouse, child, parent, grandparent, grandchild,  
 19 brother, sister, parent-in-law, brother-in-law, sister-in-law, nephew, niece, aunt, uncle, or first  
 20 cousin, or the spouse of any such persons, provided that the person making the loan is not acting  
 21 as an agent or intermediary for any person not otherwise exempted under this section.

22 3. Loans from a person which, in the aggregate, do not exceed \$500 at any given time.

23 4. Loans made, or offered in writing, before January 1, 1998.

1 (8.3) Section 8.3. Loan Terms.

2 (A) Except as set forth in subdivision (B), no elected officer of a state or local  
3 government agency shall, from the date of ~~his or her~~ the officer's election to office through the  
4 date ~~he or she~~ the officer vacates office, receive a personal loan of \$500 or more, except when  
5 the loan is in writing and clearly states the terms of the loan, including the parties to the loan  
6 agreement, date of the loan, amount of the loan, term of the loan, date or dates when payments  
7 shall be due on the loan and the amount of the payments, and the rate of interest paid on the loan.

8 (B) This section shall not apply to the following types of loans:

9 1. Loans made to the campaign committee of the elected officer.

10 2. Loans made to the elected officer by his or her spouse, child, parent, grandparent,  
11 grandchild, brother, sister, parent-in-law, brother-in-law, sister-in-law, nephew, niece, aunt,  
12 uncle, or first cousin, or the spouse of any such person, provided that the person making the loan  
13 is not acting as an agent or intermediary for any person not otherwise exempted under this  
14 section.

15 3. Loans made, or offered in writing, before January 1, 1998.

16 (C) Nothing in this section shall exempt any person from any other provision of Title 9 of  
17 the Government Code.

18 (8.4) Section 8.4. Personal Loans.

19 (A) Except as set forth in subdivision (B), a personal loan received by any designated  
20 employee shall become a gift to the designated employee for the purposes of this section in the  
21 following circumstances:

22 1. If the loan has a defined date or dates for repayment, when the statute of limitations for  
23 filing an action for default has expired.

1           2. If the loan has no defined date or dates for repayment, when one year has elapsed from  
2 the later of the following:

3           a. The date the loan was made.

4           b. The date the last payment of \$100 or more was made on the loan.

5           c. The date upon which the debtor has made payments on the loan aggregating to less  
6 than \$250 during the previous 12 months.

7           (B) This section shall not apply to the following types of loans:

8           1. A loan made to the campaign committee of an elected officer or a candidate for  
9 elective office.

10          2. A loan that would otherwise not be a gift as defined in this title.

11          3. A loan that would otherwise be a gift as set forth under subdivision (A), but on which  
12 the creditor has taken reasonable action to collect the balance due.

13          4. A loan that would otherwise be a gift as set forth under subdivision (A), but on which  
14 the creditor, based on reasonable business considerations, has not undertaken collection action.

15          Except in a criminal action, a creditor who claims that a loan is not a gift on the basis of this  
16 paragraph has the burden of proving that the decision for not taking collection action was based  
17 on reasonable business considerations.

18          5. A loan made to a debtor who has filed for bankruptcy and the loan is ultimately  
19 discharged in bankruptcy.

20          (C) Nothing in this section shall exempt any person from any other provisions of Title 9  
21 of the Government Code.

22          (9) Section 9. Disqualification.

1 No designated employee shall make, participate in making, or in any way attempt to use  
2 ~~his or her~~ the employee's official position to influence the making of any governmental decision  
3 which ~~he or she~~ the employee knows or has reason to know will have a reasonably foreseeable  
4 material financial effect, distinguishable from its effect on the public generally, on the official or  
5 a member of ~~his or her~~ the official's immediate family or on:

6 (A) Any business entity in which the designated employee has a direct or indirect  
7 investment worth \$2,000 or more;

8 (B) Any real property in which the designated employee has a direct or indirect interest  
9 worth \$2,000 or more;

10 (C) Any source of income, other than gifts and other than loans by a commercial lending  
11 institution in the regular course of business on terms available to the public without regard to  
12 official status, aggregating \$500 or more in value provided to, received by or promised to the  
13 designated employee within 12 months prior to the time when the decision is made;

14 (D) Any business entity in which the designated employee is a director, officer, partner,  
15 trustee, employee, or holds any position of management; or

16 (E) Any donor of, or any intermediary or agent for a donor of, a gift or gifts aggregating  
17 \$500 or more provided to, received by, or promised to the designated employee within 12  
18 months prior to the time when the decision is made.

19 (9.3) Section 9.3. Legally Required Participation.

20 No designated employee shall be prevented from making or participating in the making  
21 of any decision to the extent ~~his or her~~ the employee's participation is legally required for the  
22 decision to be made. The fact that the vote of a designated employee who is on a voting body is

1 needed to break a tie does not make ~~his or her~~ the employees' participation legally required for  
 2 purposes of this section.

3 (9.5) Section 9.5. Disqualification of State Officers and Employees.

4 In addition to the general disqualification provisions of section 9, no state administrative  
 5 official shall make, participate in making, or use ~~his or her~~ the official's ~~official~~ position to  
 6 influence any governmental decision directly relating to any contract where the state  
 7 administrative official knows or has reason to know that any party to the contract is a person  
 8 with whom the state administrative official, or any member of ~~his or her~~ the official's immediate  
 9 family has, within 12 months prior to the time when the official action is to be taken:

10 (A) Engaged in a business transaction or transactions on terms not available to members  
 11 of the public, regarding any investment or interest in real property; or

12 (B) Engaged in a business transaction or transactions on terms not available to members  
 13 of the public regarding the rendering of goods or services totaling in value \$1,000 or more.

14 (10) Section 10. Disclosure of Disqualifying Interest.

15 When a designated employee determines that ~~he or she~~ the employee should not make a  
 16 governmental decision because ~~he or she~~ the employee has a disqualifying interest in it, the  
 17 determination not to act may be accompanied by disclosure of the disqualifying interest.

18 (11) Section 11. Assistance of the Commission and Counsel.

19 Any designated employee who is unsure of ~~his or her~~ the duties under this code may request  
 20 assistance from the Fair Political Practices Commission pursuant to Section 83114 and  
 21 Regulations 18329 and 18329.5 or from the attorney for ~~his or her~~ the employee's agency,  
 22 provided that nothing in this section requires the attorney for the agency to issue any formal or  
 23 informal opinion.

1 (12) Section 12. Violations.

2 This code has the force and effect of law. Designated employees violating any provision  
3 of this code are subject to the administrative, criminal and civil sanctions provided in the  
4 Political Reform Act, Sections 81000-91014. In addition, a decision in relation to which a  
5 violation of the disqualification provisions of this code or of Section 87100 or 87450 has  
6 occurred may be set aside as void pursuant to Section 91003.

7 \_\_\_\_\_  
8 <sup>1</sup> Designated employees who are required to file statements of economic interests under  
9 any other agency's conflict of interest code, or under article 2 for a different jurisdiction, may  
10 expand their statement of economic interests to cover reportable interests in both jurisdictions,  
11 and file copies of this expanded statement with both entities in lieu of filing separate and distinct  
12 statements, provided that each copy of such expanded statement filed in place of an original is  
13 signed and verified by the designated employee as if it were an original. See Section 81004.

14 <sup>2</sup> See Section 81010 and Regulation 18115 for the duties of filing officers and persons in  
15 agencies who make and retain copies of statements and forward the originals to the filing officer.

16 <sup>3</sup> For the purpose of disclosure only (not disqualification), an interest in real property  
17 does not include the principal residence of the filer.

18 <sup>4</sup> Investments and interests in real property which have a fair market value of less than  
19 \$2,000 are not investments and interests in real property within the meaning of the Political  
20 Reform Act. However, investments or interests in real property of an individual include those  
21 held by the individual's spouse and dependent children as well as a pro rata share of any  
22 investment or interest in real property of any business entity or trust in which the individual,

1 spouse and dependent children own, in the aggregate, a direct, indirect or beneficial interest of 10  
2 percent or greater.

3 <sup>5</sup> A designated employee's income includes ~~his or her~~ the employee's community  
4 property interest in the income of ~~his or her~~ the employee's spouse but does not include salary or  
5 reimbursement for expenses received from a state, local or federal government agency.

6 <sup>6</sup> Income of a business entity is reportable if the direct, indirect or beneficial interest of  
7 the filer and the filer's spouse in the business entity aggregates a 10 percent or greater interest. In  
8 addition, the disclosure of persons who are clients or customers of a business entity is required  
9 only if the clients or customers are within one of the disclosure categories of the filer.

10 Note: Authority cited: Section 83112, Government Code. Reference: Sections 87103(e), 87300-  
11 87302, 89501, 89502 and 89503, Government Code.



**STAFF REPORT**  
**11/9/2022**

**TO:** Honorable Mayor and City Council Members

**FROM:** Celina Jimenez, Grants Manager

**SUBJECT:** Adopt Resolution No. 2022-98 Authorizing State of California Cannabis Equity Act Grant Funding

**STAFF RECOMMENDATION:**

Staff recommends that the City Council consider adopting Resolution No. 2022-98 authorizing the City Manager to execute any and all necessary documentation, including a standard agreement to accept the Office of the Governor’s Business and Economic Development’s (Go-Biz) Equity Grant for Local Jurisdictions in the amount of \$500,000.

**BACKGROUND:**

On November 8, 2016, California voters approved Proposition 64, the Control, Regulate, and Tax Adult Use of Marijuana Act (AUMA). In its statement of purpose and intent, AUMA calls for regulating cannabis in a way that “reduces barriers to entry into the legal, regulated market.”

Cannabis prohibition and criminalization had a devastating impact on populations and communities across California. Individuals convicted of a cannabis offense and their families suffer the long-term consequences of prohibition and criminalization. These individuals have a more difficult time entering the newly created adult-use cannabis industry due, in part, to a lack of access to capital, business space, technical support, and regulatory compliance assistance.

During the era of cannabis prohibition in California, the burdens of arrest, convictions, and long-term collateral consequences arising from a conviction fell disproportionately on African American/Black and Latinx/Hispanic people, even though people of all races used and sold cannabis at nearly identical rates. The California Department of Justice data shows that from 2006 – 2015, inclusive, African American/Black Californians were two times more likely to be arrested for cannabis misdemeanors and five times more likely to be arrested for cannabis felonies than Caucasian/White Californians. During the same period, Latinx/Hispanic Californians were 35 percent more likely to be arrested for cannabis crimes than Caucasian/White Californians. The collateral consequences associated with cannabis law violations, coupled with generational poverty and lack of access to resources, make it extraordinarily difficult for persons with convictions to enter the newly regulated industry.<sup>12</sup>

GO-Biz administers the Cannabis Equity Grants Program for Local Jurisdictions to aid local equity

program efforts to support equity applicants and equity licensees. Offering technical support, regulatory compliance assistance, and assistance with securing the capital necessary to begin a business will further the stated intent of the AUMA by reducing barriers to licensure and employment in the regulated industry. Offering these types of support will also aid the state in its goal of eliminating or reducing the illicit cannabis market by bringing more people into the legal marketplace.

**DISCUSSION/ANALYSIS:**

The purpose of the Cannabis Equity Grants Program for Local Jurisdictions is to advance economic justice for populations and communities harmed by cannabis prohibition and the War on Drugs (WoD) by providing support to local jurisdictions as they promote equity and eliminate barriers to enter the newly regulated cannabis industry for equity program applicants and licensees. By issuing these grants to local jurisdictions, GO-Biz aims to advance the well-being of populations and communities that have been negatively or disproportionately impacted by cannabis prohibition and the WoD.

The term “equity” recognizes that because different individuals or groups have different histories and circumstances, they have different needs and unequal starting points. Using an equity approach, individuals and groups receive different resources, opportunities, support, or treatment based on their specific needs. By providing what each individual or group needs, they can have equitable or fair outcomes. Therefore, cannabis equity programs should be distinct from other types of assistance programs by their focus and intentionality in understanding the specific systemic barriers and injustices different individuals or groups face when trying to access opportunity in the cannabis marketplace.

The City of Coachella is furthering the purpose and intent of the AUMA by fostering equitable access to licensure and business ownership in the regulated cannabis industry, ensuring that persons most harmed and economically disadvantaged by cannabis criminalization are offered assistance, and priority licensing when possible, to enter the multibillion-dollar cannabis industry as entrepreneurs. The City’s application will request \$500,000 (no match requirement) to assist the jurisdiction’s equity applicants and equity licensees to gain entry to, and to successfully operate in, the state’s regulated cannabis marketplace and also assist with startup and ongoing costs.

**ALTERNATIVES:**

1. Adopt Resolution No. 2022-98 Authorizing State of California Cannabis Equity Act Grant Funding
2. Not Adopt Resolution No. 2022-98 Authorizing State of California Cannabis Equity Act Grant Funding

**FISCAL IMPACT:**

According to Go-Biz grant guidelines, up to 10% of the grant funds may be allocated to cover the cost of setting up and managing the grant program and direct technical assistance. This should largely offset the City's program administrative costs. The grant does not require matching funds for the amount requested.

**ATTACHMENT:**

Resolution No. 2022-98

**RESOLUTION 2022-98**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA CALIFORNIA AUTHORIZING STATE OF CALIFORNIA CANNABIS EQUITY ACT GRANT FUNDING**

The City Council of the City of Coachella finds:

**WHEREAS**, the members of the California Legislature have recognized the need for cannabis equity grant funding; and

**WHEREAS**, funding has been provided to the Governor’s Office of Business and Economic Development to provide grant funds to local governments; and

**WHEREAS**, the City Council of the City of Coachella has adopted and operates a local equity program for commercial cannabis activity; and

**WHEREAS**, the City Council of the City of Coachella has determined that it will use grant funds from the Governor’s Office of Business and Economic Development to assist local equity applicants and licensees through its local equity program for commercial cannabis activity as described in its application for grant funds.

**NOW, THEREFORE, BE IT RESOLVED** that the City Manager of the City of Coachella is authorized to execute by electronic signature on behalf of the City Council of the City of Coachella, the grant agreement with the Governor’s Office of Business and Economic Development, including any extensions or amendments thereof and any subsequent grant agreement with the Governor’s Office of Business and Economic Development in relation thereto.

**IT IS AGREED** that any liability arising out of the performance of this grant agreement, including civil court actions for damages, shall be the responsibility of the grant recipient and the authorizing agency. The Governor’s Office of Business and Economic Development and the State of California disclaim responsibility for any such liability.

**PASSED, APPROVED and ADOPTED** this 9<sup>th</sup> day of November 2022.

\_\_\_\_\_  
Steven A. Hernandez, Mayor

**ATTEST:**

\_\_\_\_\_  
Angela M. Zepeda, City Clerk

**APPROVED AS TO FORM:**

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Carlos Campos  
City Attorney

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) ss.  
CITY OF COACHELLA )

**I HEREBY CERTIFY** that the foregoing Resolution No. 2022-98 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 9<sup>th</sup> day of November, 2022, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Andrea J. Carranza, MMC  
Deputy City Clerk



**STAFF REPORT**  
**11/9/2022**

**TO:** Honorable Mayor and City Council Members

**FROM:** Cástulo R. Estrada, Utilities Manager

**SUBJECT:** Resolution No. WA-2022-06 Authorizing Resolution for the Urban Drought 2022 Coachella Water Authority Proposal

**STAFF RECOMMENDATION:**

Authorize Resolution No. WA-2022-06 for the Urban Drought 2022 Coachella Water Authority Proposal.

**BACKGROUND:**

The California Department of Water Resources (DWR) is soliciting applications for its 2022 Urban Community Drought Relief Program. It allocated \$200 million in drought relief funding for urban communities, \$75 million for conservation for urban suppliers, and \$75 million for turf replacement. The grants are intended to provide funding to communities that face the loss or contamination of water supplies, to address immediate impacts on human health and safety, and to protect fish and wildlife resources. The Final Proposal Solicitation Package (PSP) for the 2022 Urban Community Drought Relief Program was released in October 2022. The Coachella Water Authority (CWA) is working to prepare and submit an application for five projects: CWA Groundwater Well Project; Meter Replacement Project; Inoperable Valve Replacement Project; Splash Pad Recirculation Project; and Park and Landscape Turf Removal and Conversion Project. An Authorizing Resolution is required as part of the application process.

**FISCAL IMPACT:**

No matching fund requirements are expected under this grant, and no appropriations are requested or approved with this action.

**RESOLUTION NO. WA-2022-06****A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COACHELLA WATER AUTHORITY AUTHORIZING THE GRANT APPLICATION, ACCEPTANCE, AND EXECUTION FOR THE URBAN DROUGHT 2022 COACHELLA WATER AUTHORITY PROPOSAL**

**WHEREAS**, Coachella Water Authority (CWA) proposes to implement the Urban Drought 2022 Coachella Water Authority Proposal (“Project”);

**WHEREAS**, the Project includes five high priority projects to assist CWA with reducing potable water use, improving water supply reliability especially in times of drought, increasing water use efficiency, encouraging water conservation, and helping the residents living within the service area respond to the ongoing drought;

**WHEREAS**, the Project includes the CWA Groundwater Well Project; Meter Replacement Project; Inoperable Valve Replacement Project; Splash Pad Recirculation Project; and Park and Landscape Turf Removal and Conversion Project;

**WHEREAS**, CWA has the legal authority and is authorized to enter into a funding agreement with the State of California; and

**WHEREAS**, CWA intends to apply for grant funding from the California Department of Water Resources for the Project;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Coachella Water Authority as follows:

1. All of the above recitals are true;
2. That pursuant and subject to all of the terms and provisions of Budget Act of 2021 (Stats. 2021, ch. 240, § 80), CWA's Executive Director, or designee is hereby authorized and directed to prepare and file an application for funding with the Department of Water Resources, and take such other actions necessary or appropriate to obtain grant funding.
3. CWA's Executive Director, or designee is hereby authorized and directed to execute the funding agreement with the Department of Water Resources and any amendments thereto.
4. CWA's Executive Director, or designee is hereby authorized and directed to submit any required documents, invoices, and reports required to obtain grant funding.

**PASSED, APPROVED and ADOPTED** this 9<sup>th</sup> day of November 2022.

---

Steven A. Hernandez  
President

**ATTEST:**

---

Angela M. Zepeda  
Secretary

**APPROVED AS TO FORM:**

---

Carlos Campos  
General Counsel

STATE OF CALIFORNIA     )  
COUNTY OF RIVERSIDE   ) ss.  
CITY OF COACHELLA       )

**I HEREBY CERTIFY** that the foregoing Resolution No. WA-2022-06 was duly adopted by the Board of Directors of the Coachella Water Authority at a regular meeting thereof, held on the 9<sup>th</sup> day of November 2022, by the following vote of the Authority:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Andrea J. Carranza, MMC  
Deputy Secretary, Coachella Water Authority

City of Coachella Building Activity Report  
August 2022

Item 15.

Permits	Current Month	Past Month	This Month Last Year	This Year to Date	Last Year to Date
Res. Solar Panels	33	24	NO INFO	184	NO INFO
Misc. Building Permits	41	33	NO INFO	351	NO INFO
Residential Additions/Ga	4	5	NO INFO	36	NO INFO
Single Family Dwellings	52	14	NO INFO	178	NO INFO
Commercial Bldgs.	0	1	NO INFO	9	NO INFO
Commercial Ten. Improv	2	1	NO INFO	16	NO INFO
Multi- Family Units	0	0	NO INFO	56	NO INFO
Plan Check	0	0	NO INFO	0	NO INFO
<b>TOTALS</b>	<b>132</b>	<b>78</b>		<b>830</b>	
<b>Revenue Fees</b>					
Building Fees	\$167,273.65	\$50,150.00	NO INFO	\$650,292.80	NO INFO
Dev. Impact Fees	\$853,372.60	\$215,857.90	NO INFO	\$3,437,065.99	NO INFO
Sewer & Water Fees	\$450,953.36	\$141,138.17	NO INFO	\$3,061,140.14	NO INFO
Misc. (TUMF, MSF, FIRE)	\$122,616.00	\$33,699.44	NO INFO	\$561,927.59	NO INFO
Plan Check	\$28,102.00	\$15,014.00	NO INFO	\$168,397.81	NO INFO
Cert of Occupancy	\$13,312.00	\$3,840.00	NO INFO	\$62,208.00	NO INFO
SB1473	\$974.40	\$368.00	NO INFO	\$3,975.45	NO INFO
<b>TOTALS</b>	<b>\$185,110.57</b>	<b>\$460,067.51</b>		<b>\$7,945,007.78</b>	
1% Construction Tax	\$182,132.91	\$63,405.49	NO INFO	\$736,789.83	NO INFO
Strong Motion Instr.	\$2,977.66	\$1,122.60	NO INFO	\$14,690.19	NO INFO
<b>TOTALS</b>	<b>\$185,110.57</b>	<b>\$64,528.09</b>		<b>\$751,480.02</b>	
<b>Valuations</b>	<b>\$22,861,335.90</b>	<b>\$8,504,935.68</b>	<b>NO INFO</b>	<b>\$90,828,529.66</b>	<b>NO INFO</b>
<b>Inspections</b>					
General	568	537	NO INFO	4379	NO INFO
Final Single Family	0	6	NO INFO	20	NO INFO
Final Multi Family	0	0	NO INFO	0	NO INFO
Final Commercial	0	0	NO INFO	2	NO INFO
Final Miscellaneous	63	48	NO INFO	478	NO INFO
Final Solar	8	13	NO INFO	99	NO INFO
Code Enforcement Insp.	19	27	NO INFO	174	NO INFO
<b>TOTALS</b>	<b>658</b>	<b>631</b>		<b>5152</b>	

TOTAL DWELLING UNITS IN THE CITY OF COACHELLA

9296

Submitted by:

\_\_\_\_\_  
Rosa Vasquez  
Development Services Technician

City of Coachella Building Activity Report  
July 2022

Item 15.

Permits	Current Month	Past Month	This Month Last Year	This Year to Date	Last Year to Date
Res. Solar Panels	24	63	NO INFO	151	56
Misc. Building Permits	33	45	NO INFO	310	199
Residential Additions/Ga	5	7	NO INFO	32	11
Single Family Dwellings	14	45	NO INFO	126	46
Commercial Bldgs.	1	0	NO INFO	9	1
Commercial Ten. Improv	1	3	NO INFO	14	1
Multi- Family Units	0	0	NO INFO	56	0
Plan Check	0	0	NO INFO	0	241
<b>TOTALS</b>	<b>78</b>	<b>163</b>		<b>698</b>	<b>555</b>

**Revenue Fees**

Building Fees	\$50,150.00	\$151,993.90	NO INFO	\$483,019.15	\$195,566.00
Dev. Impact Fees	\$215,857.90	\$771,433.30	NO INFO	\$2,583,693.39	\$880,557.83
Sewer & Water Fees	\$141,138.17	\$421,133.04	NO INFO	\$2,610,186.78	\$395,893.69
Misc. (TUMF, MSF, FIRE)	\$33,699.44	\$114,011.88	NO INFO	\$439,311.59	\$165,912.53
Plan Check	\$15,014.00	\$34,233.50	NO INFO	\$140,295.81	\$54,736.50
Cert of Occupancy	\$3,840.00	\$11,264.00	NO INFO	\$48,896.00	\$12,544.00
SB1473	\$368.00	\$625.80	NO INFO	\$3,001.05	\$828.01
<b>TOTALS</b>	<b>\$460,067.51</b>	<b>\$1,504,695.42</b>		<b>\$6,308,403.77</b>	<b>\$1,706,038.56</b>

1% Construction Tax	\$63,405.49	\$112,648.97	NO INFO	\$554,656.92	\$115,425.33
Strong Motion Instr.	\$1,122.60	\$1,892.62	NO INFO	\$11,712.53	\$2,410.54
<b>TOTALS</b>	<b>\$64,528.09</b>	<b>\$114,541.59</b>		<b>\$566,369.45</b>	<b>\$117,835.87</b>

<b>Valuations</b>	<b>\$8,504,935.68</b>	<b>\$14,759,148.65</b>	<b>NO INFO</b>	<b>\$67,967,193.76</b>	<b>\$16,270,365.87</b>
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**Inspections**

General	537	589	NO INFO	3811	NO INFO
Final Single Family	6	14	NO INFO	20	NO INFO
Final Multi Family	0	0	NO INFO	0	NO INFO
Final Commercial	0	1	NO INFO	2	NO INFO
Final Miscellaneous	48	70	NO INFO	415	NO INFO
Final Solar	13	11	NO INFO	91	NO INFO
Code Enforcement Insp.	27	37	NO INFO	155	NO INFO
<b>TOTALS</b>	<b>631</b>	<b>722</b>			

TOTAL DWELLING UNITS IN THE CITY OF COACHELLA

9244

Submitted by:

\_\_\_\_\_  
Rosa Vasquez  
Development Services Technician

City of Coachella Building Activity Report  
September 2022

Item 15.

Permits	Current Month	Past Month	This Month Last Year	This Year to Date	Last Year to Date
Res. Solar Panels	56	33	NO INFO	240	NO INFO
Misc. Building Permits	26	41	NO INFO	377	NO INFO
Residential Additions/Ga	6	4	NO INFO	42	NO INFO
Single Family Dwellings	8	52	NO INFO	186	NO INFO
Commercial Bldgs.	2	0	NO INFO	11	NO INFO
Commercial Ten. Improv	2	2	NO INFO	18	NO INFO
Multi- Family Units	0	0	NO INFO	56	NO INFO
Plan Check	0	0	NO INFO	0	NO INFO
<b>TOTALS</b>	<b>100</b>	<b>132</b>		<b>930</b>	
<b>Revenue Fees</b>					
Building Fees	\$53,056.95	\$167,273.65	NO INFO	\$703,349.75	NO INFO
Dev. Impact Fees	\$231,356.59	\$853,372.60	NO INFO	\$3,668,422.58	NO INFO
Sewer & Water Fees	\$186,067.54	\$450,953.36	NO INFO	\$3,247,207.68	NO INFO
Misc. (TUMF, MSF, FIRE)	\$149,281.44	\$122,616.00	NO INFO	\$711,209.03	NO INFO
Plan Check	\$26,161.50	\$28,102.00	NO INFO	\$194,559.31	NO INFO
Cert of Occupancy	\$2,560.00	\$13,312.00	NO INFO	\$64,768.00	NO INFO
SB1473	\$311.18	\$974.40	NO INFO	\$4,286.83	NO INFO
<b>TOTALS</b>	<b>\$648,795.20</b>	<b>\$185,110.57</b>		<b>\$8,593,803.18</b>	
1% Construction Tax	\$44,325.95	\$182,132.91	NO INFO	\$781,115.78	NO INFO
Strong Motion Instr.	\$1,189.02	\$2,977.66	NO INFO	\$15,879.21	NO INFO
<b>TOTALS</b>	<b>\$45,514.97</b>			<b>\$796,994.99</b>	
<b>Valuations</b>	<b>\$6,472,883.71</b>	<b>\$22,861,335.90</b>	<b>NO INFO</b>	<b>\$97,301,413.37</b>	<b>NO INFO</b>
<b>Inspections</b>					
General	521	568	NO INFO	4900	NO INFO
Final Single Family	8	0	NO INFO	20	NO INFO
Final Multi Family	0	0	NO INFO	0	NO INFO
Final Commercial	1	0	NO INFO	3	NO INFO
Final Miscellaneous	54	63	NO INFO	532	NO INFO
Final Solar	22	8	NO INFO	121	NO INFO
Code Enforcement Insp.	23	19	NO INFO	197	NO INFO
<b>TOTALS</b>	<b>629</b>	<b>658</b>		<b>5773</b>	

TOTAL DWELLING UNITS IN THE CITY OF COACHELLA

9304

Submitted by:

\_\_\_\_\_  
Rosa Vasquez  
Development Services Technician



**CITY OF COACHELLA  
53-990 ENTERPRISE WAY  
COACHELLA CA 92236**

***CODE ENFORCEMENT ,  
ANIMAL CONTROL, &  
GRAFFITI***

***QUARTERLY REPORT***

***July 1, 2022 to Sept. 30, 2022***

Prepared By:  
Jessica Navarro

## Code Enforcement Summary Report

### Report Criteria:

Status	Assigned To	Census Tract	Violation	Initiation	Open Date Range	Follow up Date Range	Close Date Range
All	All		All	All	From 07/01/2022 To 09/30/2022	From To	From To

### CE Totals

	Total	Closed Cases	Open Cases
<b>Totals</b>	<b>304</b>	<b>230</b>	<b>74</b>

### CE Cases by Violation

Violation	Total Violations	Closed Violations	Open Violations
	3	3	0
10.08.060 - Working on parked vehicles	2	1	1
10.20.010(18)Abandoned/Inoperable/Dismantled vehicle(s).	30	23	7
12.12.050 - Duty to maintain sidewalks.	0	0	0
12.16.030 - Permit required/CURB CUTS AND DRIVEWAYS	0	0	0
12.42.030 - Unlawful camping.	9	8	1
12.42.040 - Storage of personal property on public property.	3	2	1
13.03.044 Wasting water prohibited.	3	3	0
13.03.208 - Access to water meter.	0	0	0
13.03.306 Expiration or Extension of Permit	0	0	0
15.04.020 (A) Concrete Flat Work, Shades & Storage Containers	7	4	3
15.44.010 Building Numbering/Required	4	4	0
15.60.010 Building Permit Required	20	6	14
15.60.050 - Substandard buildings and housing.	3	0	3
15.66.010 Seismic Hazard Mitigation	0	0	0
17.16.020 - Permitted uses.	0	0	0
17.16.030(C)(5)-Property development standards. Walls/Fences	4	4	0
17.48.020 Display of merchandised out of doors.	0	0	0
17.54.010 (N)(2) Parking and Storage in Residential Zones.	11	8	3
17.54.010.(N)(3)	0	0	0
17.54.020 - Permitting of certain garage conversions to residential living space ("garage conversions").	1	0	1
17.56.010(J)(2)(B) - Signs	1	0	1
17.58.010 - Home occupations	3	3	0
17.60.010 (F)(4) Accessory structures	2	1	1
17.60.010 (G) - Trailers Outside Camps	0	0	0

17.60.010 - Property development standards. (Fence)	1	0	1
17.60.010 Property Development Standards 9D)(3)(a) Yards	0	0	0
17.60.010(3)(e) Development Standards	0	0	0
17.74.010 (D)(3) Conditional Uses	0	0	0
17.84 Medical Cannabis Dispensaries.	0	0	0
17.84 Medical Cannabis Dispensaries. 17.84.030 - Prohibited activities.	0	0	0
17.84 Medical Cannabis Dispensaries. 17.84.040 - Prohibited activities declared a public nuisance.	0	0	0
17.84 Medical Cannabis Dispensaries. 17.84.050 Penalties for Violations	0	0	0
2.08.060 (A) - Political sign regulations.	0	0	0
2.08.060 (B) - Political sign regulations	0	0	0
2.08.060 (C) - Political sign regulations	0	0	0
2.08.060 (D) - Political sign regulations	0	0	0
2.08.060 (E) - Political sign regulations	0	0	0
3.10.010 (D) (16) Visibility Hazard	0	0	0
3.10.010 (D) (27) Public Burning	0	0	0
3.10.010 (D)(10) Termites, Insects, Vermin or Rodents.	0	0	0
3.10.010 (D)(12) Abandon or Vacated Building/Structure	1	1	0
3.10.010 (D)(13) Offensive Odors	0	0	0
3.10.010 (D)(15) Hazardous Substances and Waste	3	2	1
3.10.010 (D)(18)	0	0	0
3.10.010 (D)(19)	0	0	0
3.10.010 (D)(20) Swmng Pools, Ponds and Other Bodies of Wtr.	0	0	0
3.10.010 (D)(23)Public Nuisances/Safety Hazard	16	11	5
3.10.010 (D)(24) Disruptive Activities	4	2	2
3.10.010 (D)(25) Land Use Entitlements.	1	0	1
3.10.010 (D)(3) Weeds	0	0	0
3.10.010 (D)(31) Animal Manure	0	0	0
3.10.010 (D)(36) Signs	0	0	0
3.10.010 (D)(38) - Maintenance and abatement of nuisances.	0	0	0
3.10.010 (D)(4) - Trees and Shrubs	36	29	7
3.10.010 (D)(44)Public Nuisances/Rubbish, Refuse and Dirt	33	21	12
3.10.010 (D)(8) -Maintenance of Private Driveways	0	0	0
3.10.010(35) Water Disp[osal	0	0	0
3.10.010(D)(11)-Sewage.	0	0	0
3.10.010(D)(15)-Hazardous Substances and Waste.	0	0	0
3.10.010(D)(16)-Visibility Hazard.	0	0	0

3.10.010(D)(19)-Visual Blight	48	33	15
3.10.010(D)(20)-Swmng Pools, Ponds and Other Bodies of Wtr.	0	0	0
3.10.010(D)(21)-Public Toilets.	0	0	0
3.10.010(D)(22)-Privies.	0	0	0
3.10.010(D)(25)-Land Use Entitlements.	0	0	0
3.10.010(D)(27)-Public Burning.	0	0	0
3.10.010(D)(28)-Air Pollution.	1	0	1
3.10.010(D)(29) Mosquito Breeding Places.	0	0	0
3.10.010(D)(30)Discharge of Sewage	1	1	0
3.10.010(D)(31)-Animal Manure	0	0	0
3.10.010(D)(32)-Hauling of Offensive Substances	0	0	0
3.10.010(D)(33)-Clothes Lines.	0	0	0
3.10.010(D)(34)Stormwater Drainage	1	1	0
3.10.010(D)(35)-Water Disposal.	1	1	0
3.10.010(D)(36)-Signs.	0	0	0
3.10.010(D)(37)-Encroachment.	1	1	0
3.10.010(D)(38)-Municipal Code Violations.	0	0	0
3.10.010(D)(39)-California Civil Code.	0	0	0
3.10.010(D)(40)-California Red Light Abatement Act.	0	0	0
3.10.010(D)(41)-California Drug Abatement Act.	0	0	0
3.10.010(D)(42)-State Housing Law.	0	0	0
3.10.010(D)(43)-Weed Abatement.	3	3	0
3.10.010(D)(6)Parking on Yard Off Driveway	74	65	9
3.10.010(D)(7) Occupied Vehicles	6	2	4
3.16.090 - Failure to comply with notice of violation.	5	3	2
5.80.100 - Operational requirements and performance standards established. (Short Term Rentals)	1	1	0
7.04.040 - Prohibited noise generally.	3	1	2
8.20.040(C)Dust Control requirements	1	0	1
8.44.010 - Collection by city or agent only.	0	0	0
8.44.070 Commercial Garbage Collection and Disposal	0	0	0
8.48.030 (B)Graffiti Prohibited	2	2	0
8.60 - REGISTRATION AND MAINTENANCE OF ABANDONED PROPERTIES	0	0	0
8.60.040 Registration of Abandoned Property	0	0	0
8.60.050 - Abandoned Property Maintenance requirements.	0	0	0
8.64.050 - Vacant Property Maintenance Requirements	1	0	1
Abandoned/Inoperable/Dismantled vehicle(s)	8	5	3

Business License Required	5	4	1
Business Subject to Miscellaneous Tax Rates/Transportation, Trucking and Towing	0	0	0
Display of merchandise out of Door	0	0	0
Garbage Containers	33	29	4
Illegal Dumping	5	3	2
Illegal, Nonconform. Building or Structure(s)	20	12	8
Manner of Parking /Parallel Parking	0	0	0
Manner of Parking/Angle Parking	0	0	0
Manner of Parking/Commercial Vehicles Prohibited from Parking on Private Property and Public Rights-of-Ways	2	2	0
NEC 380-9 Electrical, (e) Outlet faceplates/covers in place	1	0	1
NFPA 13-4-2.5.1 Automatic Fire Sprinklers Systems,(c) 18" clearance below heads	0	0	0
Parking on yard/off driveway	16	9	7
Parking Requirements/General Provisions	1	1	0
Parking Requirements/Surface of Parking Area	1	0	1
Permit for Outdoor Advertising Signs	1	1	0
Prkg. Lot Striping/Handicap Markings	1	0	1
Prohibited Stopping, Standing or Parking/On a Crosswalk	0	0	0
Prohibited Stopping, Standing or Parking/Within an Intersection	0	0	0
Property Development Standards/Maintenance	0	0	0
Public Nuisances / Animals	2	2	0
Public Nuisances / Attractive Nuisances	1	1	0
Public Nuisances / Fire Hazard	4	2	2
Public Nuisances / Landscaping	20	11	9
Public Nuisances / Trees and Shrubs	22	20	2
Service Stations/Intent and Purpose	0	0	0
Service Stations/Landscaping	1	1	0
Service Stations/Parking	0	0	0
Set up Temporary Sales Location	0	0	0
Signs-All signs and sign programs shall be subject to review and approval	1	0	1
Special Event/Sales Permit Required	0	0	0
Special Event/Sales Signs	0	0	0
Stopping, Standing and Parking/Public or Private Driveway	0	0	0
Stopping, Standing or Parking/Sidewalk	10	6	4
Termites, Insects, Vermin or Rodents	1	1	0

Termites, Insects, Vermin or Rodents	0	0	0
Title 19, Subchapter 5-Hood and Duct Systems,(a)Serviced within 6 months	0	0	0
Trimming palm trees--Required	5	3	2
UBC 3304(c)-"This Door To Remain Unlocked During Business Hours"	0	0	0
UBC 3313(b)-(f) Emergency lighting operable	0	0	0
UBC 3314(c)-(b) Illuminated EXIT sign operable	0	0	0
UBC 3315(b)-(c) 44' clear access aisle width to exits	0	0	0
UFC 10.206(a)-(b) Obstruction	0	0	0
UFC 10.206(b)-Hydrant,(c) Red curb-15' each side	0	0	0
UFC 10.207(1)-Fire Apparatus Access Roads,(a) Red curb on signs	0	0	0
UFC 10.207-Fire Apparatus Access Roads.(b) Obstruction	0	0	0
UFC 10.208(a)-Premises Identification,	0	0	0
UFC 10.301(a)-Fire Extinguishers,(a) Minimum 2A10BC	0	0	0
UFC 10.301(a)-Fire Extinguishers,(e) Commercial kitchen 40BC.	0	0	0
UFC 10.302(a)-Fire Extinguishers,(b) Servicing due	0	0	0
UFC 10.313(b)-Hood and Duct Systems,(b) Proper nozzle position, caps, coverage	0	0	0
UFC 10.313(c)-Hood and Duct Systems,(c) Automatic gas/electric shut off	0	0	0
UFC 10.313(e)	0	0	0
UFC 10.313(e)-Hood and Duct Systems,(d) Fuseable links, cables, conduits	0	0	0
UFC 10.401	0	0	0
UFC 10.401-Walls and Ceilings,(a) Holes sealed	0	0	0
UFC 10.402(a)-Exits,(e) Maintain fire rated doors, windows, dampers, and hardware	0	0	0
UFC 11.201(b)-General Housekeeping,(a) Rubbish/trash buildup	1	1	0
UFC 11.203(b)-General Housekeeping,(d) Storage not within 24" of ceiling	0	0	0
UFC 11.203(c)-General Housekeeping,(g) Storage in boiler, mech., elect. panel rooms prohibited	0	0	0
UFC 11.205(a)-General Housekeeping,(h) Candles used in approved manner	0	0	0
UFC 12.103(a)-Exits,(d) Exit obstruction	0	0	0
UFC 12.106(c)-General Housekeeping,(e) Storage under stairs prohibited	0	0	0
UFC 12.203(a)-Occupant Limit/Sign,(a) Occupant load sign(s) posted	0	0	0
UFC 12.207-General Housekeeping,Storage in attic space prohibited	0	0	0
UFC 13.103-Occupant Limit/Sign,(b) Required NO SMOKING signs	0	0	0
UFC 74.107(a)	0	0	0
UFC 79-201(e)-Flammable Liquids -(a) Approved safety cans under 10 gal.	0	0	0
UFC 79.107-Flammable Liquids,(c) Legible labeling	0	0	0

UFC 79.201(e)-Flammable Liquids,(b) Approved cabinet exceeding 10 gal.	0	0	0
UFC 85.104 (c)-Electrical,(c) Abatement of electrical hazards	3	2	1
UFC 85.104 (f)-Electrical,(f) Cover open space in circuit breaker panel	1	0	1
UFC 85.106-Electrical,(d) Exten. cords not allowed as permanent wiring	9	7	2
UFC 85.107-Electrical,(a) Zip cords/cube adapters not allowed	0	0	0
UFC 85.108-Electrical,(b) Min. 30" clear access to circuit breaker	0	0	0
UFC Stand. No. 10-1-6.9-Fire Extinguishers,(c) Mounted 3-5 feet from floor	0	0	0
UFC Standard No. 10-1-6.5-Fire Extinguishers,(d) Obstruction	0	0	0
UMC 504(a)-General Housekeeping,(c) 36" clearance around water heater	0	0	0
Weed Abatement	4	2	2
<b>Totals</b>	<b>529</b>	<b>375</b>	<b>154</b>

### Abandoned Vehicles Summary Report

#### Report Criteria:

Status	Assigned To	Census Tract	Violation	Initiation	Open Date Range	Follow up Date Range	Close Date Range
All	All		All	All	From 07/01/2022 To 09/30/2022	From To	From To

#### AVA Totals

	Total	Closed Cases	Open Cases
<b>Totals</b>	<b>92</b>	<b>89</b>	<b>3</b>

## Commercial Center Clean-ups:

Status:

Walmart	Case on-going
Smart & Final	Compliance
Victory Liquor	Compliance
Auto Zone	compliance
El Valle Auto	Case on-going
Family Dollar	Case on-going
Center for Employment Training	Case on-going
CVS Pharmacy	Case on-going

## Warnings Issued during Community Clean-ups:

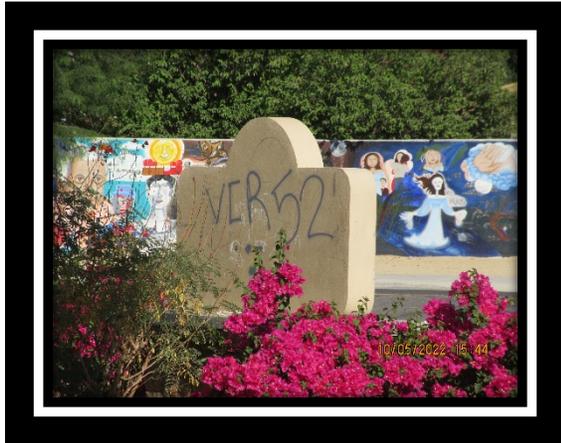
La Morada	64 warnings
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**Code Enforcement:**

**Graffiti Department Quarterly Report**

**July 1, 2022 to September 30, 2022**

Gallons Used	111 Gal.
Gallons Purchased	40 Gal.
Cover ups	306
Pressure Washing Sq. ft.	1,428 sq ft





**County of Riverside**  
**Department of Animal Services**  
**Coachella City Quarterly Report for 1st Quarter Field Service**

Item 15.

Field Services Impound Statistics	Sep-22	QTR 7/1/2022 - 9/30/2022)
<b>Total Canines Impounded</b>	<b>36</b>	<b>99</b>
Owner Turn-Ins	0	2
Stray	34	90
Dead on Arrival	2	7
<b>Total Felines Impounded</b>	<b>32</b>	<b>99</b>
Owner Turn-Ins	0	0
Stray	29	92
Dead on Arrival	3	7
<b>Total Other Animals Impounded</b>	<b>0</b>	<b>3</b>
Owner Turn-Ins	0	0
Stray	0	2
Dead on Arrival	0	1

Field Services Activities	Sep-22	QTR 7/1/2022 - 9/30/2022)
Number of Requests for Service	60	157
Number of Animal Bite Calls	4	11
Number of sick/injured animal calls	11	28
Vicious Animal (imminent danger)	8	16
Cruelty/Neglect Calls	3	8
Total Citations	5	10
Total Licenses	36	139
Number of Nuisance animal Complaints	0	0

**ENGINEERING:**

**Capital Improvement Projects**

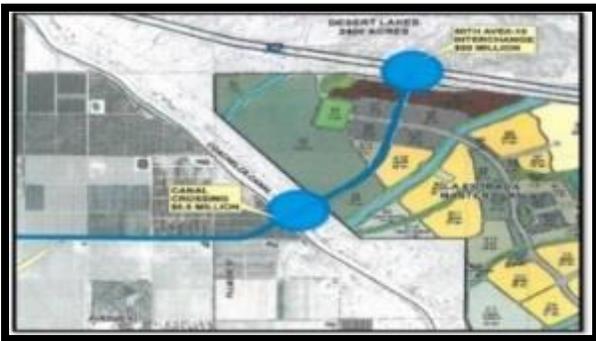
July 2022-September 2022

**ST-67 Ave 50/I-10 Interchange**

100% complete plans were reviewed by CalTrans. The City’s consultant made the required revisions and is working with the appropriate utility companies to complete the engineering work. Offer letters have been provided to property owners on the north and south side of Interstate 10. Project meetings continue with CalTrans Management to review the Interchange Grading and finalize plans for construction.

**ST-69 Ave 50 Bridge over Whitewater Channel / ST-81 New Interchange @ Avenue 50 and 86 South Expressway**

Environmental document was approved and finalized in February 2019. Final authorization for reimbursement for design phase of the project has been approved by CVAG and City Council. Project meeting with CalTrans to review technical studies on the project continues. Request for Authorization has been submitted to Caltrans HBP.



**ST-93 Avenue 50 Widening Project (Calhoun to Harrison)**

Professional agreement with KOA Corporation has been approved by City Council on 10/9/2019 for Final Construction PS&E. City Staff coordinating with KOA to complete design PS&E. KOA has submitted 90% design PS&E for review.



**ST-98 Avenue 50 Extension PS&E (All American Canal to I-10 Interchange)**

Engineering Staff is awaiting responses to acquisition offers; Right-of-way acquisitions under negotiations with five property owners located west of the All-American Canal. City Council approved two purchase agreements for 2 of the 5 parcels. Bureau of Reclamation (BOR) has approved the environmental document for the work within the canal area. Hydrologic and hydraulics models are being reconciled with Coachella Valley Water District and Riverside County Flood Control District engineers.

**ST-105 Street Rehab and Slurry**

Construction contract was awarded to PMI on September 14, 2022. Project will crack seal and apply slurry to the Vista Escondida/Escondida Pointe Neighborhood. Project is scheduled to be completed in November 2022.

**ST-109 Dillon Road Bridge Interstate I-10 Interchange & SR 86 Interchange**

CalTrans bridge inspections on behalf of FHWA, weight limit restrictions were implemented on the existing bridge. Due to the scour critical condition of the bridge, a Plan of Action was filed with FHWA. An application for the current round of the federal Build Grant funding has been submitted.



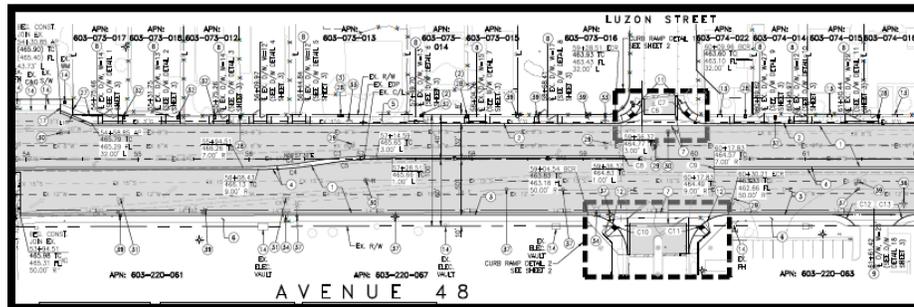
**ST-130 Pueblo Viejo Sustainable Transportation Project**

The project will add over two miles of class II bikeways, pedestrian and landscaping improvements in the Pueblo Viejo downtown area. The project was awarded to Desert Concepts on January 26, 2022. Construction has started and is scheduled to be complete by December 2022.



**ST-131 Avenue 48 Widening from Van Buren to Dillon Road**

Environmental documents have been completed and final design for Plans, Specifications and Engineer’s Estimates are being made. The project will add two lanes east bound and one lane west bound with bicycle and pedestrian facilities as well. Riverside County is lead agency on this project.

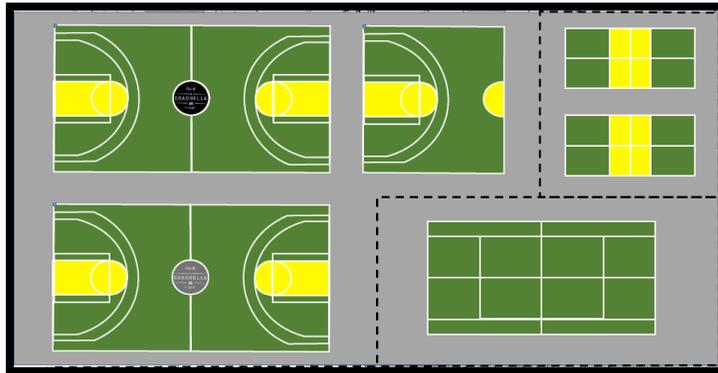


**ST-134 2022 Pedestrian Safety Improvement Project**

Project will increase pedestrian safety in various locations throughout the City. Construction Contract was awarded to Jacobsson Engineering. Construction to commence in November 2022.

**P-21 Bagdouma Park Basketball Court Replacement Project**

Project will replace existing basketball courts at Bagdouma Park with basketball courts, tennis court and pickle ball courts. Construction contract with Three Peaks Corp was awarded on 9/14/22. Construction will commence shortly.



**F-7 Fire Station #79**

The Project will rehabilitate the Fire Station on Sixth Street to add separate men’s and women’s showers, apparatus bay, generator upgrade, and electrical system upgrade. A construction contract has been awarded to Dalke and Sons Construction. Construction is scheduled to begin November 2022.



**Private Development Projects**

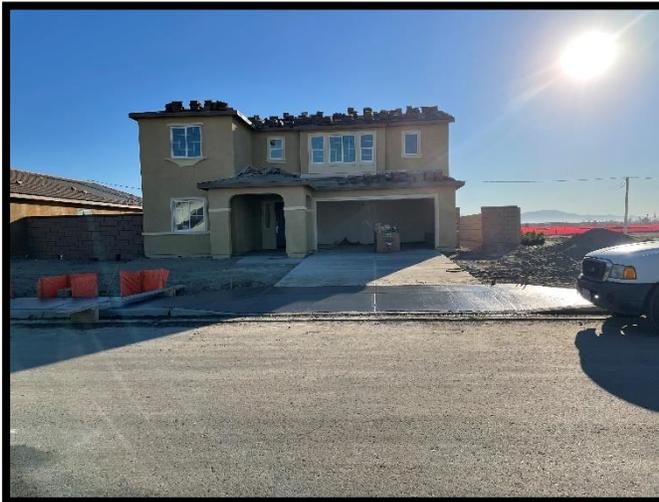
**Red Moon Development at the Villas at the Vineyards:**

Project will construct a 469 space recreational vehicle campground including a clubhouse, laundry/restroom buildings and common area amenities. Project construction has resumed. Clubhouse and one laundry/restroom building have been constructed. Water services and grading continue to be constructed. City Staff continues to inspect.



**Mariposa Pointe D.R. Horton:**

Model homes have been completed. Phase 1 currently under construction. Off-site improvements continue to be constructed. City Staff continues to inspect.



**Sevilla Pulte Homes:**

Phases 1-4 are complete. Phases 5-9 are currently under construction. City Staff continues to inspect.



**Bellissima Pulte Homes:**

Phases 1-2 are currently under construction. On-site curb and gutter and street base improvements have been completed. Off-site street improvements continue to be constructed. City Staff continues to inspect



# COACHELLA CITY FIRE DEPARTMENT

QUARTERLY REPORT

JULY - SEPTEMBER 2022



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## INSIDE THIS ISSUE

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1. Personnel Assignments
2. Response Reports
3. Administration Reports

ADMINISTRATION  
1377 SIXTH STREET  
COACHELLA, CA 92236  
(760) 398-8895

1. Battalion Chief – Bonifacio De La Cruz
2. Battalion Chief – Paul Heitzmann
3. Administrative Assistant – Marisa Duran

STATION 79  
1377 SIXTH STREET  
COACHELLA, CA 92236  
(760) 398-8895

Engine Company 79

1. Fire Captain – Johnny Garcia
2. Fire Captain – Rodrigo Vega
3. Fire Captain – James Beckman
4. Fire Apparatus Engineer – Tommy Lemus
5. Firefighter Apparatus Engineer/Paramedic – Damian Sianez
6. Firefighter II/Paramedic – Tony Ippolito
7. Firefighter II/Paramedic – Daniel Lucido
8. Firefighter II/Paramedic – Matthew Rosenberger

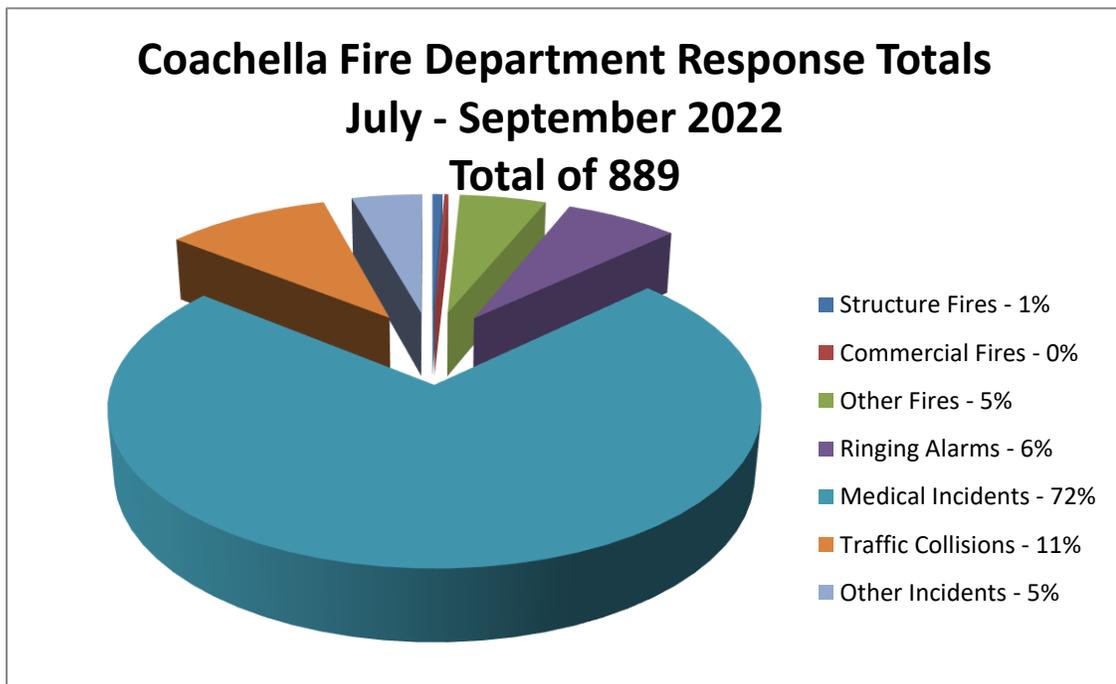
**YEAR END RESPONSE REPORT**  
**JULY 1, 2022 – SEPTEMBER 30, 2022**

	JULY	AUGUST	SEPTEMBER	YTD (CITY OF COACHELLA)
STRUCTURE FIRES	2	2	1	15
COMMERCIAL FIRES	0	0	0	2
OTHER FIRES	21	8	18	127
RINGING/FALSE ALARMS	16	18	21	239
MEDICAL INCIDENTS	207	255	227	2,111

TRAFFIC COLLISIONS	20	18	22	228
OTHER INCIDENTS	6	16	11	101
TOTAL	272	317	300	2,823

**RESPONSE TIMES**

	JULY	AUGUST	SEPTEMBER	YTD (CITY OF COACHELLA)
AVERAGE RESPONSE TIMES (MINUTES)	4.7	4.9	4.8	4.8
% OF CALLS ON SCENE IN 5 MINUTES OR LESS	67%	56%	60%	64%



## **SIGNIFICANT EVENT**

**7/14/22** – Coachella City Firefighters responded to a residential structure fire at 53-026 Calle Empalme. Upon arrival fire crews discovered a well-established fire in the garage of a single-family one-story residence. Firefighters were able to contain the fire to the garage and prevented it from spreading to the rest of the structure. One vehicle in the garage was destroyed in the fire. The Family of four was displaced and will be staying with family in the area. The cause of the fire is under investigation. No civilians or firefighters were injured. Total Lost: \$60,000.00 Total Saved: \$363,000.00 (See photos below)



**8/1/22** – Fire crews responded to reports of a structure fire with downed power lines at 51-537 Calle Camacho. The first arriving Company Officer discovered two separate fires, a small grass fire in the back of a residence and several power lines on fire over a second residence. The grass fire was quickly extinguished, and the power line fire was prevented from spreading to any of the surrounding residences. An Imperial Irrigation District (IID) Technician cut off the power to the burning power lines and shut down power on two city blocks to mitigate the electrical hazard. IID Technicians remained at the scene to restore power to approximately sixteen residences. The power was estimated to be restored within five hours. No civilian or firefighter injuries were reported. Total Lost: \$500.00 Total Saved: \$1,828,872.00

**8/15/22** – Firefighters responded to a residential structure fire in the 84000 block of Rodrejo Street. The first arriving fire resource reported nothing showing from a two-story single-family dwelling. Upon further investigation, it was determined that there was a working fire on the second floor of the residence. The fire was quickly extinguished and contained to the room of origin. The residence will be uninhabitable thus displacing 3 adults. The American Red Cross will assist with the displacement. No injuries reported. Total Lost: \$20,000.00 Total Saved: \$400,000.00

**8/29/22** – Fire resources responded to multiple reports of a vegetation fire at the Corona Yacht Club in the City of Coachella. The first arriving Chief Officer reported a 1/4 acer fire burning in the middle of a palm grove surrounded by heavy vegetation. The fire quickly expanded in multiple directions burning along Vista Del Sur with multiple smaller fires along and North of

I-10. Several outbuildings and vehicles were lost and a damage assessment to the surrounding structures are under way. Firefighters located what they believed to be treated grape stakes and Riverside County Environmental Health was contacted to determine if they were hazardous.

**9/4/22** – Coachella City Firefighters responded to a report of a semi-truck on fire at the TA Truck Stop. The first arriving fire engine reported two semi-trailers, approximately 100 feet distance between the two, well involved with fire at the rear of a truck stop. The tractors of the trailers had been disconnected and there were no immediate exposures of additional semi-trucks and trailers. A coordinated fire attack kept the fire to the trailers of origin with no additional extension outside of the trailers. Trailer number one was carrying small appliances and trailer number two was carrying Pepsi products. There were no civilian or firefighter injuries. Alcohol Tobacco and Firearms (ATF) will be handling the fire investigation.  
Total Lost: \$400,000.00 Total Saved: \$50,000.00

**9/28/22** – Fire crews were dispatched to a reported residential structure fire located at 86-172 Sonoma Creek Road in the City of Coachella. The first arriving Engine Company reported a small residential structure fire with heavy smoke coming from the rear of the residence. A civilian attempting to extinguish the fire prior to our arrival received 2nd degree burns on his hand and was transported by a private vehicle to Eisenhower Medical Center. One Adult was displaced but refused any assistance from The American Red Cross. There were no reported injuries to fire personnel on scene. Total Loss: \$65,000.00 Total Saved: \$180,000.00

## COMMUNITY

7/1/22 – The Coachella Fire Department including Explorer Post 679 participated in the 4<sup>th</sup> of July celebration at Bagdouma Park. **(See photos below)**



## ADMINISTRATION

Congratulations to Battalion Chief Bonifacio De La Cruz on his retirement! Chief De La Cruz began his career in 1979 as a Volunteer Firefighter in the community of Mecca, CA. He took his first full time fire department job with the City of Coachella in 1985 as a Firefighter/EMT and joined the CAL FIRE team in 1990 as a Fire Apparatus Engineer (FAE). As an FAE for eight years, Bonifacio made the rounds working at various fire station assignments throughout the Coachella Valley. Along the way he has trained many volunteer firefighters who are now career firefighters with CAL FIRE and other departments. Beginning in March of 1998, he stepped up as a Limited Term Fire Captain for three seasons at the Bautista Conservation Camp and San Jacinto Station 25. His permanent Fire Captain tour began in the Emergency Command Center in Perris, CA in September 2000. Chief De La Cruz returned to the Coachella Valley in 2003 as the Fire Captain of the Mecca Fire Station where he assisted with the implementation of its Paramedic Fire Engine program along with numerous community programs.

Bonifacio is a Coachella Valley High School graduate and holds an Electronics Engineering Technology degree. He has served on numerous department Academies, cadres and committees throughout the years and is currently an Adjunct Faculty member with COD's Fire Technology program. Battalion Chief De La Cruz oversaw the day-to-day operations of seven fire stations, including those in the contract cities of Coachella and La Quinta. In 2017, he was instrumental in helping the City of Coachella obtain a SAFER grant which provided daily staffing of 4 firefighters on the City's fire engine.

Administration continues to keep busy scheduling business inspections/re-inspections as well as station tours and fire prevention presentations at various local schools/businesses. Clerical administration duties continue to audit and reconcile the station's Data/Response Records as well as overhaul files and recordkeeping systems. Clerical administrative duties have continued to look for ways to improve office efficiency and customer service and looks forward to attending upcoming training sponsored by the County of Riverside. **(See photos below)**



**FIRE PREVENTION**

The Coachella Fire Department continues to assist the public with code inquiries; conducts hazard reduction inspections and assists Code Enforcement with issues within the city. In closing, our Engine Company personnel continue to conduct multiple inspections and re-inspections helping keep local businesses up to code.



## **Public Works Department 2021 Fourth Quarter Report**

TO: Honorable Mayor and Council

FROM: Maritza Martinez, Public Works Director

DATE: November 3 22

SUBJECT: Quarterly Report

### **Departmental Mission:**

In a balanced effort to maintain cost effective operations and provide maintenance and emergency response services in a reasonable and efficient manner, it is the mission of the Public Works Department to provide quality maintenance and repair of facilities and infrastructure for the City of Coachella community and its city departments.

### **Executive Summary:**

The Public Works Department is responsible for the operations of our: facilities, fleet, landscape, lighting and maintenance districts, parks, and streets. The Department is also the home to our Emergency Services Division and Recreation Division. As reflected below the Public Works Department staff responded to a myriad of requests as reflected below between July 2022 to September 2022.

				Quantity
<b><u>Streets</u></b>				
<b><u>Division Dept.</u></b>				
<b>Illegal Dumping</b>	19 Illegal Dumping's.	1 Homeless Camps	92 Tires 1 Oil spill. 4 bags kitty litter.	83 Shopping carts.
<b>Banners Brackets/poles</b>	2 Banners install  8 Banner remvd.	1 Banner Brackets	0 Banner Poles	

<b>Assist other Dept.</b>	5 Sanitation. 1 Water	0 Parks. 1 Code Enforce	4 IID assists 3 Yunex	1 Fire Dept. 4 RSO.
<b>Potholes</b>	1328 Potholes	0 water service skin patches	0	0
<b>Grading</b>	1 Shoulder	3 vacant lot		
<b>Sidewalk Repairs</b>	0 sections of sidewalk removed	0 sections of sidewalk framed.		0 yards of concrete
<b>Street Sign Maintenance</b>	78 Replaced. (55 No parking signs posted & removed.)	33 Poles 20 Anchors	6 Graffiti/Sticker Removal	11 Repaired
<b>Street light Maintenance</b>	79 Repaired. 9 Solar Cleaned. 6 Bollards.	77 sensor Rplcd. 1 Ballast 3 safety lights	77 bulb replaced 1 push button 1 Fixture Rplcd.	10 solar bat. 0 Beacon Chgr. 3 Beacon light
<b>Traffic Signal resets/flash</b>	5 flash mode	1 green traffic light.		0
<b>Street Striping. Legends.</b>	177 Legends	1000 lft.Red curb	131 Gallons of Paint.	0
<b>Delineator install</b>	0 new installs	8 Replaced	0	0
<b>Dump bins</b>	6 Trash	2 Concrete	1 Tire	5
<b>Traffic Control</b>	9		0	0
<b>Weed Abatement</b>	8 Abatement	0 Round up spray (10oz.)	0	0
<b>Special Events</b>	1 training	1 D.U.I check	1 El Grito; 4 <sup>th</sup> of July	1 community clean-up
<b>Electrical Wire Install</b>	200 ft.	0	0	0
<b>Message Board Set up.</b>	14 Install	14 Returns	0	0
<b>Callouts</b>	27			27
<b>Pressure wash</b>	57 Legends			
<b>Ped Racks</b>				0
<b>Guard Rail Replaced</b>	0 wood post	0 metal rails	0 metal rails ends	



	Quantity
<b><u>LLMD/ Parks/ Building Maintenance/ Recreation</u></b>	
<b>Citations Issued</b>	117
<b>Facility use permits</b>	193
<b>Soccer Field Closure Main.</b>	Scalped/seeded/aerated all soccer fields Scalped/seeded/mulch applied to Veterans Park Scalped/seeded all other turf areas at parks and LLMD 19,000 lbs of winter seed applied to all closed soccer fields and all baseball fields Applied 2,000 tons of mulch at Bagdouma & RLF
<b>Events</b>	2 Staff training events, El Grito, Community Cleanup, Firehouse Ground Breaking, 4 <sup>th</sup> Of July
<b>Park lighting/signage</b>	34 light repairs
<b>Irrigation repair</b>	9 mainline repairs 105 heads replaced 31 valve repairs/replacements 6 controllers replacements 1 pump repair
<b>Floor / Wall Maintenance</b>	Routine Maintenance Only
<b>HVAC System serviced</b>	12 repairs
<b>Trees and new plant material</b>	258 new plants installed 11 trees
<b>Trees Trimmed</b>	23 removals 438 trees trimmed
<b>Playground/Park Repairs</b>	1 splash pads repair – Dateland 4 playground repairs
<b>Building Repairs</b>	16 Repairs



## Utilities Department Memorandum

TO: Dr. Gabriel Martin, City Manager

FROM: Cástulo R. Estrada, Utilities Manager

DATE: November 3, 2022

SUBJECT: Quarterly Activity Report (June 2022 to September 2022)

The City of Coachella Utilities Department is submitting the Quarterly Activity report for June through September 2022. The following report summarizes activities and significant achievements for the Coachella Sanitary District and Coachella Water Authority divisions of the Utilities department.

### **Coachella Sanitary District:**

The Utilities Department, Sanitary Division, provides for all the collection, treatment, and disposal of residential, commercial, and industrial wastewater for the more than 8,000 service connections within the City and more than 400,000 lineal feet of sewer collection system (90miles) 4-inches to 54-inches, Two (2) sewage pump stations, and over 1,580 manholes.

For the **Third Quarter of July, August, & September 2022**, almost 263.869 MG of wastewater was received at the wastewater plant or average daily flow of 2.869 MGD. The Plant treated a total of 219.427 MG. A total of 244 samples were collected at the Plant for monitoring.

<b>Water Reclamation Facility – 87-075 Avenue 54</b>	
<i>Description</i>	<i>Value</i>
Total Influent per month (MG)	87.956
Influent Ave. Daily Flow (MGD)	2.869
Total Effluent per month (MG)	67.36
Effluent Ave. Daily Flow (MGD)	2.385
Plant Permitted Capacity (MGD)	4.5
Operational Upsets	None
Permit Violations	None
Hypochlorite consumption (Gallon)	15,000
Sodium Bisulfite consumption (Gallon)	5,000
Odor complaints	0
Samples collected this quarter (Plant)-	244
State Report completed/submitted	Yes

<b>Collection System &amp; Pump Stations Highlights</b>	
<u>Description</u>	<u>Value</u>
Underground Service Alert	167
Collection System Cleaning (feet)	81,678
Manhole Inspection/Cleaning	108
Collection System Spills	None
Collection System Blockages	1
Stand-By Calls	10
Collection System CCTV Inspection (feet)	6,400
Samples Collected (Field)	None
Pump Station Alarms	2
Wet Well Cleaning	2
Wet Well Inspections	52

**Coachella Water Authority:**

The Utilities Department Water Authority Division provides water pumping, treatment, and distribution services to more than 8,058 service connections citywide that include residential, commercial, and industrial users. The City has three (3) Storage Reservoirs of more than 10 million gallons of capacity with six (6) operating wells that provides more than 8,000 acre-feet of annual water production. This division is responsible for a variety of tasks including meter reading, repairs, pumping, production, treatment, main and distribution repairs, water quality complaints, service connections/disconnections, and capital improvements along with other assigned duties.

<b>Coachella Water Authority Production and Distribution Highlights</b>	
<u>Description</u>	<u>Value</u>
Total -Water Production (July to sept) (Million Gallons)	715.6
Chlorine Consumption (Gallons)	3110
Water Quality complaints	0
Monthly Samples Collected	160
Valves Exercised	59
Valves Repaired/Replaced	0
Underground Service Alerts	28
Hydrants Flushed/Service	25
Standby Service Calls	22
Water Service Leaks	26
Main Leaks	0
<b>Customer Service Calls</b>	
Office work orders	380
Non-Reads	5564
Meter Replacements – large meters 1 inch to 4 inch	23
Hydrants replacements	4
Turn-Off	N/A
Turn-On	N/A
Delinquency Turn Off	0
State DDW Monthly Report Submitted	Yes
Well Depths Monitored - 9/30/2022	
Well No. 10 Depth (feet,) SWL	31. ft.
Well No. 11 Depth (feet,) SWL	89.8 ft.
Well No. 12 Depth (feet,) SWL	77.5 ft.
Well No. 16 Depth (feet,) SWL	-

Well No. 17 Depth (feet, ) PWL	135.6 ft.
Well No. 18 Depth (feet, bgs) SWL	26.54 ft.
Well No. 19 Depth (feet, bgs) PWL	142 ft.
<b>Annual Production</b>	
2021 Annual (MG)	2351.86

**Conservation Division:**

The City of Coachella is committed to implement water conservation efforts and offer several conservation incentive programs to its constituents. The following programs available to apply following city's guidelines and conditions per the state grant terms and rules and funding available.

**Coachella Water Conservation Program**

- Turf Program- Prop.1 Round1-funds have been exhausted;
- **Rebates submitted and completed for the third quarter:**
  - 6 applications submitted.
  - 4 turf applications pending.
  - 2 turf applications processed.
  - 0 Low Flow Toilet
  - 0 smart controller





**STAFF REPORT**  
**11/9/2022**

**TO:** Honorable Mayor and City Council Members

**FROM:** Nathan Statham, Finance Director

**SUBJECT:** Investment Report – August 2022

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**STAFF RECOMMENDATION:**

Staff recommends that the City Council receive and file the investment report for August of 2022

**EXECUTIVE SUMMARY:**

On June 8, 2022, the City of Coachella along with its component units (Sanitary District, Educational & Governmental Access Cable Corporation, Fire Protection District and Water Authority) approved and adopted the current “Statement of Investment Policy”.

Pursuant to Section 16 of that policy, the City Treasurer shall provide to the City Council a monthly investment report which provides a clear picture of the status of the current investment portfolio. This report shall include, at a minimum, the following information for each type of investment held in the City’s investment portfolio: the issuer; amount of investment; current market value; yield on investment; income generated from investments; dollar amount invested on all securities, investments and moneys held by the local agency; and shall additionally include a description of any of the local agency’s funds, investments, or programs; and a description of unusual investment activity or developments during the month for which the report is prepared. This information shall be provided for all City and component unit pooled investments, as well as for bond accounts, which are managed by outside Fiscal Agents.

The interest rates presented are the most current rates available as of the date of these reports. The market values presented for pooled City investments are based on closing prices for the related investments as of the date of these reports. This information was obtained from the Wall Street Journal or other reliable sources of market prices.

The Market values presented for investments managed by fiscal agents are based on amounts reported by the fiscal agent on their investment statements. The purchase date and type of investment are not included for funds held by fiscal agents.

Attached is the Treasurer's Report of Investments which includes an overview on investments which provides information on investment activity, withdrawals and deposits, interest earned, payment of interest and payment of principal as of the months ended August 31, 2022. In addition, this report includes detailed information and current activity on individual investments.

All City investments are in compliance with the guidelines established for Authorized Investments as specified in the Investment Policy, Section 8.

There was no unusual investment activity to report.

The City and Districts have sufficient moneys to meet their expenditure requirements for the next six months.

**FISCAL IMPACT:**

None, this report is receive and file only.

**CITY OF COACHELLA**  
**TREASURER'S REPORT - INVESTMENT REPORT**  
 As of August 31, 2022  
 Fiscal Year 2022-2023

DESCRIPTION	CURRENT YIELD	BALANCE AS OF 7/31/2022	NET: DEPOSITS/ (WITHDRAWALS)	INTEREST EARNED / CHANGE IN VALUE	PAYMENT OF INTEREST	PAYMENT OF PRINCIPAL	BALANCE AS OF 8/31/2022
<b>CASH ON HAND</b>							
Wells Fargo-General Checking	N/A	9,924,633.23	(3,092,909.10)	-	-	-	6,831,724.13
Wells Fargo-Road Maintenance	N/A	1,448,057.12	70,507.39	-	-	-	1,518,564.51
Wells Fargo-Gas Tax	N/A	79,318.27	98,610.06	-	-	-	177,928.33
Mechanics Bank - Payroll Acct	N/A	209,470.15	251,780.78	-	-	-	461,250.93
Petty Cash	N/A	3,500.00	2,500.00	-	-	-	6,000.00
<b>Total Cash on Hand</b>		<b>11,664,978.77</b>	<b>(2,669,510.87)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8,995,467.90</b>
<b>INVESTMENTS</b>							
State of California - LAIF	1.28%	17,940,295.32	-	-	-	-	17,940,295.32
Investment Management Acct	1.33%	29,399,064.04	3,809,464.90	-	-	-	33,208,528.94
<b>Total Investments</b>		<b>47,339,359.36</b>	<b>3,809,464.90</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>51,148,824.26</b>
<b>CASH WITH FISCAL AGENT</b>							
US Bank	varies	4,449,237.28	2,456,151.15	31.92	-	-	2,481,647.67 ①
Wells Fargo Bank, N.A.	0.00%	32.30	-	0.04	-	-	32.34 ②
Wilmington Trust, N. A.	0.03%	-	(574,439.18)	1,835.20	-	-	1,161,183.41 ③
<b>Total Cash with Fiscal Agent</b>		<b>4,449,269.58</b>	<b>1,881,711.97</b>	<b>1,867.16</b>	<b>-</b>	<b>-</b>	<b>3,642,863.42</b>
<b>Grand Total</b>		<b>63,453,607.71</b>	<b>3,021,666.00</b>	<b>1,867.16</b>	<b>-</b>	<b>-</b>	<b>63,787,155.58</b>

Completed By: Blanca Flores, Finance Manager  
 Reviewed By: Nathan Statham-Finance Director

**CITY OF COACHELLA**  
**TREASURER'S REPORT - INVESTMENT REPORT**  
 As of August 31, 2022  
 Fiscal Year 2022-2023

DESCRIPTION	CURRENT YIELD	BALANCE AS OF 7/31/2022	NET: DEPOSITS/ (WITHDRAWALS)	INTEREST EARNED / CHANGE IN VALUE	PAYMENT OF INTEREST	PAYMENT OF PRINCIPAL	BALANCE AS OF 8/31/2022
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**CASH WITH FISCAL AGENT**

US BANK

**COACHELLA WATER AUTHORITY**

**CITY OF COACHELLA WATER: WATER REFUNDING BONDS 2012 SERIES**

A/C #: 6712016201 Bond Fund	0.00%	0.39	(0.39)	-	-	-	-
A/C #: 6712016202 Interest Account	0.00%	-	-	-	-	-	-
A/C #: 6712016203 Principal Account	0.00%	0.21	(0.21)	-	-	-	-
A/C #: 6712016204 Reserve Fund	0.00%	-	-	-	-	-	-

**COACHELLA FINANCING AUTHORITY**

**Successor Agency to the Coachella Redevelopments Agency 2014 Series**

A/C #: 6712104701 Debt Service Fund	0.00%	0.51	(0.51)	-	-	-	-
A/C #: 6712104702 Interest Account	0.00%	-	147,756.25	-	-	-	147,756.25
A/C #: 6712104703 Principal Account	0.00%	-	420,000.00	-	-	-	420,000.00

**COACHELLA SANITARY DISTRICT**

**WASTEWATER SERIES 2015A**

A/C #: 6712148601 Bond Fund	0.00%	21.23	60,691.25	0.03	-	-	60,712.51
A/C #: 6712148602 Interest Account	0.00%	-	-	-	-	-	-
A/C #: 6712148603 Principal Account	0.00%	-	-	-	-	-	-

**COACHELLA SANITARY DISTRICT: PROJECT FUND 2011**

A/C #: 6711963500 Project Fund 2011	0.00%	25,312.90	-	31.76	-	-	25,344.66
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**CITY OF COACHELLA**  
**TREASURER'S REPORT - INVESTMENT REPORT**  
 As of August 31, 2022  
 Fiscal Year 2022-2023

DESCRIPTION	CURRENT YIELD	BALANCE AS OF 7/31/2022	NET: DEPOSITS/ (WITHDRAWALS)	INTEREST EARNED / CHANGE IN VALUE	PAYMENT OF INTEREST	PAYMENT OF PRINCIPAL	BALANCE AS OF 8/31/2022
<b>COACHELLA SUCCESSOR AGENCY</b>							
<b><u>MERGED PROJECT AREAS BONDS 98 &amp; 99: BONDS 2013</u></b>							
A/C #: 6712071401 Interest Account	0.00%	0.17	(0.17)	-	-	-	-
A/C #: 6712071402 Interest Account	0.00%	-	46,868.75	-	-	-	46,868.75
A/C #: 6712071403 Principal Account	0.00%	-	310,000.00	-	-	-	310,000.00
<b><u>SA TO COACHELLA RDA REFUNDING BONDS SERIES 2016A &amp; 2016B</u></b>							
A/C #: 6712160601 Debt Service	0.00%	1.32	(1.32)	-	-	-	-
A/C #: 6712160602 Interest Account	0.00%	-	375,837.50	-	-	-	375,837.50
A/C #: 6712160603 Principal Account	0.00%	-	1,095,000.00	-	-	-	1,095,000.00
<b><u>COACHELLA LEASE BONDS 2016</u></b>							
A/C #: 6712179801 Payment Account	0.00%	127.82	-	0.13	-	-	127.95
A/C #: 6712179802 Interest Account	0.00%	0.05	-	-	-	-	0.05
A/C #: 6712179803 Principal Account	0.00%	-	-	-	-	-	-
<b>TOTAL US BANK OF CALIFORNIA</b>		<b>4,449,237.28</b>	<b>2,456,151.15</b>	<b>31.92</b>	-	-	<b>2,481,647.67</b> ①
<b>WELLS FARGO BANK, N.A.</b>							
<b><u>GAS TAX BONDS SERIES 2019</u></b>							
A/C #: 83925300 Debt Service Fund	0.00%	6.45	-	0.01	-	-	6.46
A/C #: 83925301 Interest Account	0.00%	8.28	-	0.01	-	-	8.29
A/C #: 83925302 Principal Account	0.00%	17.57	-	0.02	-	-	17.59
<b>TOTAL WELLS FARGO BANK, N.A.</b>		<b>32.30</b>	-	<b>0.04</b>	-	-	<b>32.34</b> ②

**CITY OF COACHELLA**  
**TREASURER'S REPORT - INVESTMENT REPORT**  
 As of August 31, 2022  
 Fiscal Year 2022-2023

DESCRIPTION	CURRENT YIELD	BALANCE AS OF 7/31/2022	NET: DEPOSITS/ (WITHDRAWALS)	INTEREST EARNED / CHANGE IN VALUE	PAYMENT OF INTEREST	PAYMENT OF PRINCIPAL	BALANCE AS OF 8/31/2022
WILMINGTON TRUST, N. A.							
<b>CITY OF COACHELLA TAXABLE PENSION OBLIGATION BONDS</b>							
A/C #: 144613-001 Interest Account	0.00%	-	-	-	-	-	-
A/C #: 144613-002 Principal Account	0.00%	-	-	-	-	-	-
<b>CITY OF COACHELLA 2022A BOND FUND</b>							
A/C #: 154278-000 Bond Fund	1.76%	-	1,225.20	1.80	-	-	1,227.00
A/C #: 154278-001 Interest Account	0.00%	-	-	-	-	-	-
A/C #: 154278-002 Principal Account	0.00%	-	-	-	-	-	-
A/C #: 154278-004 Project FD Account	1.76%	1,159,299.42	(1,181.05)	1,725.97	-	-	1,159,844.34
<b>CITY OF COACHELLA 2022B BOND FUND</b>							
A/C #: 155657-000 Bond Fund	0.01%	4.64	107.13	0.30	-	-	112.07
A/C #: 155657-001 Interest Account	0.00%	59,483.33	(59,494.41)	11.08	-	-	-
A/C #: 155657-002 Principal Account	0.00%	515,000.00	(515,096.05)	96.05	-	-	-
A/C #: 155657-004 COI Account	-	-	-	-	-	-	-
<b>TOTAL WILMINGTON TRUST BANK, N.A.</b>		<b>1,733,787.39</b>	<b>(574,439.18)</b>	<b>1,835.20</b>	-	-	<b>1,161,183.41</b>
<b>TOTAL CASH WITH FISCAL AGENT</b>		<b>6,183,056.97</b>	<b>1,881,711.97</b>	<b>1,867.16</b>	-	-	<b>3,642,863.42</b>

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**Managed Account Detail of Securities Held**

For the Month Ending **August 31, 2022**

**CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)**

<b>Security Type/Description</b>	<b>Dated Date/Coupon/Maturity</b>	<b>CUSIP</b>	<b>Par</b>	<b>S&amp;P Rating</b>	<b>Moody's Rating</b>	<b>Trade Date</b>	<b>Settle Date</b>	<b>Original Cost</b>	<b>YTM at Cost</b>	<b>Accrued Interest</b>	<b>Amortized Cost</b>	<b>Market Value</b>
<b>U.S. Treasury Bond / Note</b>												
US TREASURY NOTES DTD 09/15/2019 1.500% 09/15/2022		912828YF1	140,000.00	AA+	Aaa	01/06/22	01/10/22	141,110.16	0.33	970.11	140,062.67	139,934.37
US TREASURY NOTES DTD 07/02/2018 2.625% 06/30/2023		9128284U1	1,250,000.00	AA+	Aaa	07/05/22	07/07/22	1,247,119.14	2.86	5,617.36	1,247,569.78	1,242,578.13
US TREASURY NOTES DTD 07/15/2020 0.125% 07/15/2023		912828ZY9	1,270,000.00	AA+	Aaa	02/17/22	02/18/22	1,249,015.23	1.31	207.07	1,257,007.48	1,233,289.13
US TREASURY NOTES DTD 08/01/2016 1.250% 07/31/2023		912828S92	140,000.00	AA+	Aaa	04/02/19	04/04/19	134,071.88	2.28	152.17	138,749.80	137,200.00
US TREASURY NOTES DTD 11/15/2013 2.750% 11/15/2023		912828WE6	355,000.00	AA+	Aaa	03/06/19	03/08/19	358,591.60	2.52	2,891.61	355,922.54	351,893.75
US TREASURY NOTES DTD 11/30/2016 2.125% 11/30/2023		912828U57	460,000.00	AA+	Aaa	01/07/19	01/09/19	451,770.31	2.52	2,483.81	457,903.41	452,381.25
US TREASURY NOTES DTD 12/31/2018 2.625% 12/31/2023		9128285U0	70,000.00	AA+	Aaa	01/30/19	01/31/19	70,207.81	2.56	314.57	70,056.26	69,245.32
US TREASURY NOTES DTD 05/01/2017 2.000% 04/30/2024		912828X70	350,000.00	AA+	Aaa	06/03/19	06/05/19	351,585.94	1.90	2,358.70	350,537.50	341,742.17
US TREASURY N/B NOTES DTD 05/31/2022 2.500% 05/31/2024		91282CER8	1,250,000.00	AA+	Aaa	07/05/22	07/07/22	1,242,626.95	2.82	7,940.57	1,243,221.89	1,229,296.88
US TREASURY N/B NOTES DTD 07/15/2021 0.375% 07/15/2024		91282CCL3	1,285,000.00	AA+	Aaa	02/17/22	02/18/22	1,248,206.84	1.59	628.53	1,256,378.44	1,213,521.88
US TREASURY NOTES DTD 07/31/2017 2.125% 07/31/2024		9128282N9	125,000.00	AA+	Aaa	08/01/19	08/05/19	126,933.59	1.80	230.98	125,741.81	121,894.53
US TREASURY NOTES DTD 08/31/2017 1.875% 08/31/2024		9128282U3	165,000.00	AA+	Aaa	09/03/19	09/05/19	169,299.02	1.33	8.55	166,722.44	159,972.65
US TREASURY NOTES DTD 10/02/2017 2.125% 09/30/2024		9128282Y5	295,000.00	AA+	Aaa	10/01/19	10/03/19	303,815.43	1.50	2,637.67	298,673.10	287,164.06
US TREASURY NOTES DTD 10/31/2019 1.500% 10/31/2024		912828YM6	195,000.00	AA+	Aaa	01/11/21	01/12/21	203,630.27	0.33	985.60	199,918.26	187,078.13

**Managed Account Detail of Securities Held**

For the Month Ending **August 31, 2022**

**CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)**

<b>Security Type/Description</b>	<b>Dated Date/Coupon/Maturity</b>	<b>CUSIP</b>	<b>Par</b>	<b>S&amp;P Rating</b>	<b>Moody's Rating</b>	<b>Trade Date</b>	<b>Settle Date</b>	<b>Original Cost</b>	<b>YTM at Cost</b>	<b>Accrued Interest</b>	<b>Amortized Cost</b>	<b>Market Value</b>
<b>U.S. Treasury Bond / Note</b>												
US TREASURY NOTES DTD 11/30/2017 2.125% 11/30/2024		9128283J7	425,000.00	AA+	Aaa	01/03/20	01/07/20	434,844.73	1.63	2,294.83	429,517.90	412,515.63
US TREASURY NOTES DTD 11/30/2017 2.125% 11/30/2024		9128283J7	580,000.00	AA+	Aaa	12/02/19	12/04/19	591,917.19	1.69	3,131.76	585,366.98	562,962.50
US TREASURY N/B NOTES DTD 01/15/2022 1.125% 01/15/2025		91282CDS7	1,265,000.00	AA+	Aaa	02/17/22	02/18/22	1,244,888.48	1.69	1,856.25	1,248,581.27	1,197,203.84
US TREASURY NOTES DTD 02/17/2015 2.000% 02/15/2025		912828J27	130,000.00	AA+	Aaa	03/02/20	03/04/20	137,205.86	0.85	120.11	133,577.04	125,470.31
US TREASURY NOTES DTD 03/31/2020 0.500% 03/31/2025		912828ZF0	1,330,000.00	AA+	Aaa	07/05/22	07/07/22	1,248,953.13	2.83	2,798.09	1,253,500.85	1,232,536.00
US TREASURY NOTES DTD 08/31/2020 0.250% 08/31/2025		91282CAJ0	555,000.00	AA+	Aaa	08/02/21	08/06/21	548,799.61	0.53	3.83	550,431.07	503,922.68
US TREASURY NOTES DTD 08/31/2020 0.250% 08/31/2025		91282CAJ0	1,500,000.00	AA+	Aaa	07/06/22	07/07/22	1,381,816.41	2.89	10.36	1,387,566.44	1,361,953.20
US TREASURY NOTES DTD 09/30/2020 0.250% 09/30/2025		91282CAM3	460,000.00	AA+	Aaa	09/07/21	09/09/21	452,273.44	0.67	483.88	454,134.70	416,875.00
US TREASURY NOTES DTD 10/31/2020 0.250% 10/31/2025		91282CAT8	350,000.00	AA+	Aaa	03/01/22	03/01/22	333,361.33	1.59	294.84	335,646.04	316,203.12
US TREASURY NOTES DTD 10/31/2020 0.250% 10/31/2025		91282CAT8	410,000.00	AA+	Aaa	10/04/21	10/06/21	401,319.53	0.78	345.38	403,247.23	370,409.38
US TREASURY NOTES DTD 11/30/2020 0.375% 11/30/2025		91282CAZ4	210,000.00	AA+	Aaa	11/02/21	11/03/21	204,659.77	1.01	200.10	205,743.61	190,017.20
US TREASURY NOTES DTD 12/31/2020 0.375% 12/31/2025		91282CBC4	190,000.00	AA+	Aaa	04/05/21	04/07/21	185,494.92	0.89	121.98	186,828.99	171,475.00
US TREASURY NOTES DTD 12/31/2020 0.375% 12/31/2025		91282CBC4	350,000.00	AA+	Aaa	01/11/21	01/12/21	347,867.19	0.50	224.69	348,569.11	315,875.00
US TREASURY NOTES DTD 01/31/2021 0.375% 01/31/2026		91282CBH3	160,000.00	AA+	Aaa	05/03/22	05/04/22	145,500.00	2.95	52.17	146,771.93	144,024.99

**Managed Account Detail of Securities Held**

For the Month Ending **August 31, 2022**

**CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)**

<b>Security Type/Description</b>	<b>Dated Date/Coupon/Maturity</b>	<b>CUSIP</b>	<b>Par</b>	<b>S&amp;P Rating</b>	<b>Moody's Rating</b>	<b>Trade Date</b>	<b>Settle Date</b>	<b>Original Cost</b>	<b>YTM at Cost</b>	<b>Accrued Interest</b>	<b>Amortized Cost</b>	<b>Market Value</b>
<b>U.S. Treasury Bond / Note</b>												
US TREASURY NOTES	DTD 01/31/2019 2.625% 01/31/2026	9128286A3	255,000.00	AA+	Aaa	02/04/21	02/08/21	282,063.87	0.47	582.07	273,578.50	248,107.04
US TREASURY NOTES	DTD 01/31/2021 0.375% 01/31/2026	91282CBH3	270,000.00	AA+	Aaa	02/26/21	02/26/21	264,410.16	0.80	88.04	266,124.38	243,042.17
US TREASURY NOTES	DTD 01/31/2021 0.375% 01/31/2026	91282CBH3	475,000.00	AA+	Aaa	07/02/21	07/07/21	465,871.09	0.80	154.89	468,173.83	427,574.20
US TREASURY NOTES	DTD 01/31/2021 0.375% 01/31/2026	91282CBH3	1,320,000.00	AA+	Aaa	02/17/22	02/18/22	1,246,626.56	1.84	430.43	1,256,541.89	1,188,206.19
US TREASURY NOTES	DTD 02/28/2021 0.500% 02/28/2026	91282CBQ3	310,000.00	AA+	Aaa	03/05/21	03/09/21	305,676.95	0.79	4.28	306,964.11	279,678.13
US TREASURY NOTES	DTD 02/28/2021 0.500% 02/28/2026	91282CBO3	630,000.00	AA+	Aaa	12/03/21	12/07/21	613,019.53	1.15	8.70	615,966.92	568,378.12
US TREASURY N/B NOTES	DTD 05/31/2021 0.750% 05/31/2026	91282CCF6	290,000.00	AA+	Aaa	06/02/21	06/04/21	289,365.62	0.79	552.66	289,523.69	262,540.63
US TREASURY N/B NOTES	DTD 05/31/2021 0.750% 05/31/2026	91282CCF6	325,000.00	AA+	Aaa	06/06/22	06/08/22	297,857.42	2.99	619.37	299,445.25	294,226.56
US TREASURY N/B NOTES	DTD 09/30/2021 0.875% 09/30/2026	91282CCZ2	300,000.00	AA+	Aaa	04/05/22	04/07/22	276,222.66	2.77	1,104.51	278,357.83	270,984.36
US TREASURY NOTES	DTD 02/15/2017 2.250% 02/15/2027	912828V98	295,000.00	AA+	Aaa	07/05/22	07/07/22	287,371.48	2.85	306.62	287,625.16	280,895.31
US TREASURY N/B NOTES	DTD 04/30/2020 0.500% 04/30/2027	912828ZN3	1,110,000.00	AA+	Aaa	08/03/22	08/05/22	992,062.50	2.92	1,870.11	993,904.21	973,331.25
<b>Security Type Sub-Total</b>			<b>20,845,000.00</b>					<b>20,277,433.60</b>	<b>1.91</b>	<b>45,087.25</b>	<b>20,314,154.31</b>	<b>19,525,600.06</b>
<b>Supra-National Agency Bond / Note</b>												
INTL BK RECON & DEVELOP NOTES	DTD 11/24/2020 0.250% 11/24/2023	459058JM6	150,000.00	AAA	Aaa	11/17/20	11/24/20	149,677.50	0.32	101.04	149,867.76	143,998.80
INTER-AMERICAN DEVEL BK NOTES	DTD 09/23/2021 0.500% 09/23/2024	4581X0DZ8	300,000.00	AAA	Aaa	09/15/21	09/23/21	299,778.00	0.52	658.33	299,847.48	281,931.60

**Managed Account Detail of Securities Held**

For the Month Ending **August 31, 2022**

**CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)**

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
<b>Supra-National Agency Bond / Note</b>											
<b>Security Type Sub-Total</b>		<b>450,000.00</b>					<b>449,455.50</b>	<b>0.46</b>	<b>759.37</b>	<b>449,715.24</b>	<b>425,930.40</b>
<b>Municipal Bond / Note</b>											
CA ST TXBL GO BONDS DTD 10/24/2019 2.400% 10/01/2023	13063DRJ9	190,000.00	AA-	Aa2	10/16/19	10/24/19	193,801.90	1.87	1,900.00	191,044.33	186,794.70
MS ST TXBL GO BONDS DTD 08/06/2020 0.565% 11/01/2024	605581MZ7	200,000.00	AA	Aa2	07/24/20	08/06/20	200,000.00	0.57	376.67	200,000.00	185,012.00
OR ST DEPT TRANS TXBL REV BONDS DTD 09/17/2020 0.566% 11/15/2024	68607DVA0	135,000.00	AAA	Aa1	09/11/20	09/17/20	135,000.00	0.57	224.99	135,000.00	125,267.85
FL ST BOARD OF ADMIN TXBL REV BONDS DTD 09/16/2020 1.258% 07/01/2025	341271AD6	40,000.00	AA	Aa3	09/03/20	09/16/20	40,282.80	1.11	83.87	40,167.19	37,218.40
FL ST BOARD OF ADMIN TXBL REV BONDS DTD 09/16/2020 1.258% 07/01/2025	341271AD6	110,000.00	AA	Aa3	09/03/20	09/16/20	110,000.00	1.26	230.63	110,000.00	102,350.60
LOS ANGELES CCD, CA TXBL GO BONDS DTD 11/10/2020 0.773% 08/01/2025	54438CYK2	80,000.00	AA+	Aaa	10/30/20	11/10/20	80,000.00	0.77	51.53	80,000.00	72,512.80
NJ TURNPIKE AUTHORITY TXBL REV BONDS DTD 02/04/2021 1.047% 01/01/2026	646140DP5	40,000.00	AA-	A1	01/22/21	02/04/21	40,000.00	1.05	69.80	40,000.00	36,082.80
<b>Security Type Sub-Total</b>		<b>795,000.00</b>					<b>799,084.70</b>	<b>1.06</b>	<b>2,937.49</b>	<b>796,211.52</b>	<b>745,239.15</b>
<b>Federal Agency Commercial Mortgage-Backed Security</b>											
FANNIEMAE-ACES DTD 04/01/2014 3.346% 03/01/2024	3136AJB54	73,540.17	AA+	Aaa	12/13/19	12/18/19	77,113.77	2.14	205.05	74,813.63	72,933.57
FHMS K043 A2 DTD 03/01/2015 3.062% 12/01/2024	3137BGK24	110,000.00	AA+	Aaa	03/19/20	03/25/20	115,448.44	1.95	280.68	112,616.02	108,054.25
<b>Security Type Sub-Total</b>		<b>183,540.17</b>					<b>192,562.21</b>	<b>2.03</b>	<b>485.73</b>	<b>187,429.65</b>	<b>180,987.82</b>
<b>Federal Agency Bond / Note</b>											

**Managed Account Detail of Securities Held**

For the Month Ending **August 31, 2022**

**CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)**

<b>Security Type/Description</b>	<b>Dated Date/Coupon/Maturity</b>	<b>CUSIP</b>	<b>Par</b>	<b>S&amp;P Rating</b>	<b>Moody's Rating</b>	<b>Trade Date</b>	<b>Settle Date</b>	<b>Original Cost</b>	<b>YTM at Cost</b>	<b>Accrued Interest</b>	<b>Amortized Cost</b>	<b>Market Value</b>
<b>Federal Agency Bond / Note</b>												
FANNIE MAE NOTES DTD 05/22/2020 0.250% 05/22/2023		3135G04Q3	255,000.00	AA+	Aaa	05/20/20	05/22/20	254,232.45	0.35	175.31	254,815.65	249,627.15
FREDDIE MAC NOTES DTD 06/11/2018 2.750% 06/19/2023		3137EAEN5	325,000.00	AA+	Aaa	01/07/19	01/09/19	327,281.50	2.58	1,787.50	325,409.32	323,659.38
FREDDIE MAC NOTES DTD 06/26/2020 0.250% 06/26/2023		3137EAES4	175,000.00	AA+	Aaa	06/24/20	06/26/20	174,489.00	0.35	78.99	174,860.93	170,714.78
FANNIE MAE NOTES DTD 07/10/2020 0.250% 07/10/2023		3135G05G4	280,000.00	AA+	Aaa	07/08/20	07/10/20	279,398.00	0.32	99.17	279,828.47	272,714.12
FREDDIE MAC NOTES DTD 08/21/2020 0.250% 08/24/2023		3137EAEV7	185,000.00	AA+	Aaa	08/19/20	08/21/20	184,811.30	0.28	8.99	184,938.65	179,425.77
FANNIE MAE NOTES DTD 09/14/2018 2.875% 09/12/2023		3135G0U43	330,000.00	AA+	Aaa	12/03/18	12/06/18	329,333.40	2.92	4,453.85	329,856.04	328,223.28
FEDERAL FARM CREDIT BANK (CALLABLE) DTD 09/21/2020 0.250% 09/21/2023		3133EMAM4	250,000.00	AA+	Aaa	10/07/20	10/09/20	249,575.00	0.31	277.78	249,848.07	241,623.75
FEDERAL HOME LOAN BANKS NOTES DTD 12/09/2013 3.375% 12/08/2023		3130A0F70	190,000.00	AA+	Aaa	01/30/19	01/31/19	195,600.04	2.72	1,478.44	191,463.22	189,816.65
FEDERAL HOME LOAN BANK NOTES DTD 04/16/2020 0.500% 04/14/2025		3130AJHU6	200,000.00	AA+	Aaa	04/15/20	04/16/20	199,008.00	0.60	380.56	199,480.07	184,709.00
FANNIE MAE NOTES DTD 04/24/2020 0.625% 04/22/2025		3135G03U5	260,000.00	AA+	Aaa	04/22/20	04/24/20	259,464.40	0.67	582.29	259,716.93	240,772.48
FANNIE MAE NOTES DTD 04/24/2020 0.625% 04/22/2025		3135G03U5	360,000.00	AA+	Aaa	06/03/20	06/05/20	361,843.20	0.52	806.25	360,997.11	333,377.28
FREDDIE MAC NOTES (CALLABLE) DTD 05/29/2020 0.750% 05/28/2025		3134GVB31	200,000.00	AA+	Aaa	06/05/20	06/09/20	199,400.00	0.81	387.50	199,669.24	185,309.40
FANNIE MAE NOTES DTD 06/19/2020 0.500% 06/17/2025		3135G04Z3	175,000.00	AA+	Aaa	07/02/20	07/07/20	175,201.25	0.48	179.86	175,113.66	160,769.88
FANNIE MAE NOTES DTD 06/19/2020 0.500% 06/17/2025		3135G04Z3	225,000.00	AA+	Aaa	10/01/20	10/05/20	226,055.25	0.40	231.25	225,627.25	206,704.12

**Managed Account Detail of Securities Held**

For the Month Ending **August 31, 2022**

**CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)**

<b>Security Type/Description</b> <b>Dated Date/Coupon/Maturity</b>	<b>CUSIP</b>	<b>Par</b>	<b>S&amp;P Rating</b>	<b>Moody's Rating</b>	<b>Trade Date</b>	<b>Settle Date</b>	<b>Original Cost</b>	<b>YTM at Cost</b>	<b>Accrued Interest</b>	<b>Amortized Cost</b>	<b>Market Value</b>
<b>Federal Agency Bond / Note</b>											
FANNIE MAE NOTES DTD 06/19/2020 0.500% 06/17/2025	3135G04Z3	305,000.00	AA+	Aaa	06/17/20	06/19/20	304,368.65	0.54	313.47	304,646.94	280,198.93
FREDDIE MAC NOTES DTD 07/23/2020 0.375% 07/21/2025	3137EAEU9	185,000.00	AA+	Aaa	07/21/20	07/23/20	184,078.70	0.48	77.08	184,467.63	168,892.79
FANNIE MAE NOTES DTD 08/27/2020 0.375% 08/25/2025	3135G05X7	195,000.00	AA+	Aaa	08/25/20	08/27/20	194,087.40	0.47	12.19	194,455.14	177,496.41
FANNIE MAE NOTES DTD 08/27/2020 0.375% 08/25/2025	3135G05X7	420,000.00	AA+	Aaa	10/21/20	10/22/20	417,727.80	0.49	26.25	418,600.44	382,299.96
FREDDIE MAC NOTES (CALLABLE) DTD 08/30/2022 4.050% 08/28/2025	3134GXS54	1,000,000.00	AA+	Aaa	08/19/22	08/30/22	999,600.00	4.06	112.50	999,600.73	995,832.00
FREDDIE MAC NOTES DTD 09/25/2020 0.375% 09/23/2025	3137EAEX3	285,000.00	AA+	Aaa	09/23/20	09/25/20	284,142.15	0.44	469.06	284,474.19	258,785.99
FANNIE MAE NOTES DTD 11/12/2020 0.500% 11/07/2025	3135G06G3	185,000.00	AA+	Aaa	11/09/20	11/12/20	184,337.70	0.57	292.92	184,577.02	167,947.63
<b>Security Type Sub-Total</b>		<b>5,985,000.00</b>					<b>5,984,035.19</b>	<b>1.44</b>	<b>12,231.21</b>	<b>5,982,446.70</b>	<b>5,698,900.75</b>
<b>Corporate Note</b>											
ADOBE INC CORP NOTE DTD 02/03/2020 1.700% 02/01/2023	00724PAA7	100,000.00	A+	A2	01/22/20	02/03/20	99,863.00	1.75	141.67	99,980.84	99,173.10
PFIZER INC CORP NOTES DTD 03/11/2019 2.950% 03/15/2024	717081ES8	260,000.00	A+	A2	04/02/19	04/04/19	263,146.00	2.69	3,536.72	260,941.32	257,404.16
MORGAN STANLEY CORP NOTES (CALLABLE) DTD 04/22/2021 0.731% 04/05/2024	61772BAA1	25,000.00	A-	A1	04/19/21	04/22/21	25,000.00	0.73	74.12	25,000.00	24,451.53
MORGAN STANLEY CORP NOTES (CALLABLE) DTD 04/22/2021 0.731% 04/05/2024	61772BAA1	75,000.00	A-	A1	04/20/21	04/22/21	75,094.50	0.69	222.35	75,028.63	73,354.57
AMAZON.COM INC CORPORATE NOTES DTD 05/12/2021 0.450% 05/12/2024	023135BW5	115,000.00	AA	A1	05/10/21	05/12/21	114,832.10	0.50	156.69	114,905.17	108,760.79

**Managed Account Detail of Securities Held**

For the Month Ending **August 31, 2022**

**CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)**

<b>Security Type/Description</b>	<b>Dated Date/Coupon/Maturity</b>	<b>CUSIP</b>	<b>Par</b>	<b>S&amp;P Rating</b>	<b>Moody's Rating</b>	<b>Trade Date</b>	<b>Settle Date</b>	<b>Original Cost</b>	<b>YTM at Cost</b>	<b>Accrued Interest</b>	<b>Amortized Cost</b>	<b>Market Value</b>
<b>Corporate Note</b>												
TEXAS INSTRUMENTS INC CORP NOTES (CALLAB DTD 05/04/2017 2.625% 05/15/2024		882508BB9	300,000.00	A+	Aa3	02/23/22	02/25/22	304,716.00	1.90	2,318.75	303,532.28	295,590.00
WALMART INC CORPORATE NOTES DTD 04/23/2019 2.850% 07/08/2024		931142EL3	360,000.00	AA	Aa2	07/10/19	07/12/19	371,235.60	2.19	1,510.50	364,048.07	354,768.84
JPMORGAN CHASE & CO CORPORATE NOTES (CAL DTD 09/16/2020 0.653% 09/16/2024		46647PBS4	115,000.00	A-	A2	09/09/20	09/16/20	115,000.00	0.65	344.19	115,000.00	110,529.15
BANK OF AMERICA CORP (CALLABLE) CORPORAT DTD 10/21/2020 0.810% 10/24/2024		06051GJH3	150,000.00	A-	A2	10/16/20	10/21/20	150,000.00	0.81	428.63	150,000.00	143,576.55
JOHN DEERE CAPITAL CORP CORPORATE NOTES DTD 01/10/2022 1.250% 01/10/2025		24422EVY2	190,000.00	A	A2	03/08/22	03/10/22	185,200.60	2.17	336.46	186,010.53	179,509.34
MICROSOFT CORP (CALLABLE) NOTES DTD 02/12/2015 2.700% 02/12/2025		594918BB9	190,000.00	AAA	Aaa	03/15/21	03/17/21	202,921.90	0.92	270.75	197,766.68	186,175.87
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 02/13/2020 1.800% 02/13/2025		89236TGT6	60,000.00	A+	A1	05/20/20	05/26/20	60,586.20	1.58	54.00	60,304.66	56,942.22
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 02/13/2020 1.800% 02/13/2025		89236TGT6	90,000.00	A+	A1	05/20/20	05/26/20	90,879.30	1.58	81.00	90,456.99	85,413.33
NOVARTIS CAPITAL CORP DTD 02/14/2020 1.750% 02/14/2025		66989HAP3	295,000.00	AA-	A1	05/06/20	05/08/20	305,504.95	0.98	243.78	300,313.84	281,996.99
AMAZON.COM INC CORPORATE NOTES DTD 04/13/2022 3.000% 04/13/2025		023135CE4	245,000.00	AA	A1	04/11/22	04/13/22	244,610.45	3.06	2,817.50	244,660.57	240,584.61
CITIGROUP INC (CALLABLE) CORPORATE NOTES DTD 05/04/2021 0.981% 05/01/2025		172967MX6	50,000.00	BBB+	A3	04/27/21	05/04/21	50,000.00	0.98	163.50	50,000.00	46,947.75

**Managed Account Detail of Securities Held**

For the Month Ending **August 31, 2022**

**CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)**

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
<b>Corporate Note</b>											
CITIGROUP INC (CALLABLE) CORPORATE NOTES DTD 05/04/2021 0.981% 05/01/2025	172967MX6	55,000.00	BBB+	A3	04/28/21	05/04/21	55,145.75	0.91	179.85	55,081.08	51,642.53
GOLDMAN SACHS GROUP INC CORPORATE NOTES DTD 05/22/2015 3.750% 05/22/2025	38148LAE6	135,000.00	BBB+	A2	02/12/21	02/17/21	150,819.30	0.94	1,392.19	144,765.67	132,491.84
JPMORGAN CHASE & CO (CALLABLE) CORP NOTE DTD 06/01/2021 0.824% 06/01/2025	46647PCH7	115,000.00	A-	A2	05/24/21	06/01/21	115,000.00	0.82	236.90	115,000.00	107,600.79
JPMORGAN CHASE & CO CORPORATE NOTES DTD 08/10/2021 0.768% 08/09/2025	46647PCM6	50,000.00	A-	A2	08/03/21	08/10/21	50,000.00	0.77	23.47	50,000.00	46,482.30
BRISTOL-MYERS SQUIBB CO CORPORATE NOTES DTD 11/13/2020 0.750% 11/13/2025	110122DN5	72,000.00	A+	A2	06/17/21	06/21/21	71,282.88	0.98	162.00	71,478.01	65,424.10
BANK OF AMERICA CORP NOTES (CALLABLE) DTD 03/22/2022 3.384% 04/02/2026	06051GKM0	220,000.00	A-	A2	03/17/22	03/22/22	220,000.00	3.38	3,288.12	220,000.00	211,840.86
TARGET CORP CORPORATE NOTES DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	25,000.00	A	A2	01/19/22	01/24/22	24,957.50	1.99	62.29	24,962.65	23,191.63
TARGET CORP CORPORATE NOTES DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	125,000.00	A	A2	01/27/22	01/31/22	124,923.75	1.96	311.46	124,932.72	115,958.12
BANK OF NY MELLON CORP (CALLABLE) CORPORATE DTD 01/26/2022 2.050% 01/26/2027	06406RBA4	200,000.00	A	A1	01/26/22	01/28/22	200,644.00	1.98	398.61	200,566.42	184,116.00
BANK OF NY MELLON CORP (CALLABLE) CORPORATE DTD 01/26/2022 2.050% 01/26/2027	06406RBA4	300,000.00	A	A1	08/02/22	08/04/22	280,158.00	3.67	597.92	280,497.59	276,174.00
JPMORGAN CHASE CORP NOTES (CALLABLE) DTD 04/22/2021 1.578% 04/22/2027	46647PCB0	260,000.00	A-	A2	08/02/22	08/04/22	235,172.60	3.81	1,470.17	235,576.30	231,615.80

**Managed Account Detail of Securities Held**

For the Month Ending **August 31, 2022**

**CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)**

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
<b>Security Type Sub-Total</b>		<b>4,177,000.00</b>					<b>4,186,694.38</b>	<b>2.00</b>	<b>20,823.59</b>	<b>4,160,810.02</b>	<b>3,991,716.77</b>
<b>Certificate of Deposit</b>											
BARCLAYS BANK PLC NY CERT DEPOS DTD 02/03/2022 1.050% 02/01/2023	06742TG34	250,000.00	A-1	P-1	02/02/22	02/03/22	250,000.00	1.05	1,531.25	250,000.00	247,154.97
CREDIT SUISSE NEW YORK CERT DEPOS DTD 03/23/2021 0.590% 03/17/2023	22552G3C2	155,000.00	A-1	P-1	03/19/21	03/23/21	155,000.00	0.59	426.77	155,000.00	152,378.95
<b>Security Type Sub-Total</b>		<b>405,000.00</b>					<b>405,000.00</b>	<b>0.87</b>	<b>1,958.02</b>	<b>405,000.00</b>	<b>399,533.92</b>
<b>Asset-Backed Security</b>											
HAROT 2019-2 A3 DTD 05/29/2019 2.520% 06/21/2023	43815MAC0	2,128.71	NR	Aaa	05/21/19	05/29/19	2,128.63	2.52	1.49	2,128.69	2,128.57
TAOT 2019-A A3 DTD 02/13/2019 2.910% 07/15/2023	89239AAD5	2,549.18	AAA	Aaa	02/05/19	02/13/19	2,548.72	2.91	3.30	2,549.09	2,549.17
NAROT 2019-A A3 DTD 02/13/2019 2.900% 10/15/2023	65479KAD2	759.50	NR	Aaa	02/05/19	02/13/19	759.38	2.90	0.98	759.47	759.49
COPAR 2019-1 A3 DTD 05/30/2019 2.510% 11/15/2023	14042WAC4	1,201.85	AAA	Aaa	05/21/19	05/30/19	1,201.60	2.51	1.34	1,201.78	1,201.74
NAROT 2019-B A3 DTD 05/28/2019 2.500% 11/15/2023	65479HAC1	8,406.19	NR	Aaa	05/21/19	05/28/19	8,404.29	2.51	9.34	8,405.68	8,402.38
HAROT 2020-1 A3 DTD 02/26/2020 1.610% 04/22/2024	43813RAC1	43,280.96	NR	Aaa	02/19/20	02/26/20	43,272.48	1.61	19.36	43,277.61	42,908.86
TAOT 2020-A A3 DTD 02/12/2020 1.660% 05/15/2024	89232HAC9	53,246.70	AAA	Aaa	02/04/20	02/12/20	53,242.86	1.66	39.28	53,245.16	52,904.15
CARMX 2020-1 A3 DTD 01/22/2020 1.890% 12/16/2024	14315XAC2	49,039.11	AAA	NR	01/14/20	01/22/20	49,029.49	1.89	41.19	49,034.61	48,612.81
HAROT 2021-1 A3 DTD 02/24/2021 0.270% 04/21/2025	43813GAC5	51,477.57	NR	Aaa	02/17/21	02/24/21	51,476.62	0.27	3.86	51,476.97	50,225.66
HART 2021-A A3 DTD 04/28/2021 0.380% 09/15/2025	44933LAC7	45,000.00	AAA	NR	04/20/21	04/28/21	44,995.27	0.38	7.60	44,996.72	43,615.17

**Managed Account Detail of Securities Held**

For the Month Ending **August 31, 2022**

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)											
Security Type/Description			S&P	Moody's	Trade	Settle	Original	YTM	Accrued	Amortized	Market
Dated Date/Coupon/Maturity	CUSIP	Par	Rating	Rating	Date	Date	Cost	at Cost	Interest	Cost	Value
<b>Asset-Backed Security</b>											
CARMX 2021-1 A3 DTD 01/27/2021 0.340% 12/15/2025	14316NAC3	28,138.17	AAA	NR	01/20/21	01/27/21	28,132.61	0.34	4.25	28,134.42	27,364.79
TAOT 2021-C A3 DTD 09/27/2021 0.430% 01/15/2026	89239BAC5	70,000.00	AAA	Aaa	09/21/21	09/27/21	69,994.42	0.43	13.38	69,995.62	66,490.81
CARMX 2021-2 A3 DTD 04/21/2021 0.520% 02/17/2026	14314QAC8	65,000.00	AAA	NR	04/13/21	04/21/21	64,985.99	0.52	15.02	64,989.95	63,048.41
HART 2021-C A3 DTD 11/17/2021 0.740% 05/15/2026	44935FAD6	35,000.00	AAA	NR	11/09/21	11/17/21	34,992.19	0.75	11.51	34,993.56	33,432.69
DCENT 2021-A1 A1 DTD 09/27/2021 0.580% 09/15/2026	254683CP8	55,000.00	AAA	Aaa	09/20/21	09/27/21	54,988.22	0.58	14.18	54,990.42	51,424.96
<b>Security Type Sub-Total</b>		<b>510,227.94</b>					<b>510,152.77</b>	<b>0.90</b>	<b>186.08</b>	<b>510,179.75</b>	<b>495,069.66</b>
<b>Managed Account Sub-Total</b>		<b>33,350,768.11</b>					<b>32,804,418.35</b>	<b>1.77</b>	<b>84,468.74</b>	<b>32,805,947.19</b>	<b>31,462,978.53</b>
<b>Securities Sub-Total</b>		<b>\$33,350,768.11</b>					<b>\$32,804,418.35</b>	<b>1.77%</b>	<b>\$84,468.74</b>	<b>\$32,805,947.19</b>	<b>\$31,462,978.53</b>
<b>Accrued Interest</b>											<b>\$84,468.74</b>
<b>Total Investments</b>											<b>\$31,547,447.27</b>



**STAFF REPORT**  
**11/9/2022**

**TO:** Honorable Mayor and City Council Members

**FROM:** Maritza Martinez, Public Works Director

**SUBJECT:** Approve Lease Agreement with Alianza Coachella Valley, for property located at 1515 Sixth Street, Coachella.

**STAFF RECOMMENDATION:**

Approve Lease Agreement with Alianza Coachella Valley, for property located at 1515 Sixth Street, Coachella.

**EXECUTIVE SUMMARY:**

On September 25, 2019, City Council authorized execution of a lease agreement, for property located at 1515 Sixth Street, Coachella, between the City of Coachella and Alianza Coachella Valley (Alianza). The term of this lease expired on September 30, 2022. Alianza is interested in remaining at the leased property and executing another three year lease agreement with the City of Coachella for said property. The rental rate in the original lease was based on a \$0.35 per square foot monthly rental rate. The non-profit market rental rate has increased to over \$0.75 per square foot. At this time staff is recommending increasing the per square foot rental rate for non-profits to \$0.45 per square foot; the rental payments are used to pay for facility utilities, pest control, alarm services, landscaping services and building repairs (including HVAC). Staff requests Council authorization to execute the attached lease and terms as listed below:

- Rent = \$1,275.75 per month
- Term = three years; October 1, 2022 – September 30, 2025
- Utilities = to be paid by Lessee for said property; with the exception of water, sewer, power and alarm system
- Maintenance/Janitorial = to be completed by Lessee for said property
- Insurance = to be provided by Lessee for said property

**FISCAL IMPACT:**

The recommended action would have a positive fiscal impact to the FY 2022/2023 budget, in the amount of \$15,309.

Attachments: Lease

## LEASE AGREEMENT

### BETWEEN THE CITY OF COACHELLA AND

### ALIANZA COACHELLA VALLEY FOR OFFICE SPACE

THIS LEASE AGREEMENT (the "Lease") is made as of October 1, 2022 by and between THE CITY OF COACHELLA, a California municipal corporation (the "Lessor"), and ALIANZA COACHELLA VALLEY, a California non-profit organization (the "Lessee"), with reference to the following facts:

#### RECITALS

- A. The Lessor owns a 2,880 square foot building (four – 12' x 60' modular units) located at City Hall – Engineering Building, 1515 Sixth Street, Coachella, CA 92236, which is described in Exhibit A (the "Building").
- B. Lessee desires to lease 2,835 square feet of the Building (the "Premises") from the Lessor for administrative office space and programming use.
- C. Lessor will retain usage and access to the closet with IT equipment – approximately 45 square feet – as described on Exhibit C.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

#### AGREEMENT

1. Recitals. Lessor and Lessee acknowledge the Recitals set forth above which are incorporated herein by this reference together with the Exhibits attached hereto.
2. Leasehold. Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, the Premises, for the term, at the rental and upon the conditions set forth herein. Lessee accepts the Premises, including the appurtenant improvements, structures, and facilities, if any, in "AS IS" condition.
3. Premises. The Premises described in Exhibit A amount to an area of approximately 2,835 square feet. Upon execution of this Lease, Lessor grants to Lessee the right to survey the Premises (the "Survey") and such Survey, if performed, shall replace Exhibit B as the description of the Premises.
4. Term of Lease. The original term of the Lease shall be for a three (3) year period commencing on October 1, 2022 and terminating on September 30, 2025 (the "Term").
5. Rent.
  - a) During the Term of this Lease, Lessee shall pay to Lessor as rent the sum of One Thousand Two Hundred Seventy-Five Dollars and Seventy-Five Cents (\$1,275.75) per month.
  - b) The monthly rent will be paid by the Lessee to the Lessor in advance of the 27<sup>th</sup> day of each month and continuing throughout the term of this Lease.

- c) Where to Pay Rent. All rent shall be paid to Lessor at the address specified below in 19.

6. Utilities, Maintenance and Insurance.

- a) Utilities. Lessee shall make all arrangements for and shall pay for all utilities with the exception of water, sewer and alarm system for the Premises.
- b) Maintenance. Lessee shall provide all maintenance and repairs, at Lessee's sole cost and expense, to keep the Premises in good order and condition, including any improvements approved by the Lessor to be constructed and/or installed by the Lessee during the term of this Lease. Lessee agrees to maintain the leased premises in the same condition as when received, wear and tear in the usual and ordinary operation by Lessee; provided Lessor agrees to repair and maintain all exterior walls, the roof and other structural portions of the building, except for damages caused by Lessee, its officers, agents and patrons of Alianza Coachella Valley. Lessor further agrees to maintain and keep in good working condition the heating and cooling system including normal servicing and preventative maintenance.
- c) Insurance. All insurance carried by Lessee shall be primary to and not contributory with any similar insurance carried by Lessor, whose insurance shall be considered excess insurance only. Lessee shall carry and maintain, during the entire term hereof, at Lessee's sole cost and expense, the following types of insurance in the amounts specified and in the form provided for in this section:
- i. General Liability Insurance. Broad-form comprehensive general liability insurance with limits of not less than One Million Dollars (\$1,000,000) per person and One Million Dollars (\$1,000,000) each occurrence, insuring against any and all liability of Lessee with respect to the Premises or arising out of the maintenance, use or occupancy thereof, and property damage liability insurance with a limit of not less than One Million Dollars (\$1,000,000) each accident, or One Million Dollars (\$1,000,000) combined single limit.
  - ii. Property Insurance. Lessee shall obtain and maintain in force a policy or policies of insurance in the name of Lessee, with any loss payable to Lessee, and any lender of Lessor insuring against loss or damage to the improvements on the Premises, including, without limitation, any improvements installed or constructed by Lessee. The amount of such insurance shall be equal to the full insurable replacement cost of such improvements, as the same shall exist from time to time, or the amount required by any lender of Lessor, but in no event more than the commercially reasonable and available insurance value thereof. If the coverage is available and commercially appropriate, such policy or policies shall insure against all risks of direct loss or physical damage (except the perils of flood and earthquake unless required by a lender of Lessor). If such insurance coverage has a deductible clause, the deductible amount shall not exceed the amount permitted by a lender of Lessor. In the event any casualty

results in damage to the improvements on the Premises which are the property of (and not constructed or installed by Lessee in accordance with the provisions hereof), Lessee shall either (i) use the proceeds of insurance to cause the restoration of such property of Lessor or (ii) pay or cause payment to Lessor or any lender of Lessor in an amount of the proportionate share of insurance proceeds attributable to damage to such property of Lessor.

- iii. Delivery of Certificate of Insurance. Lessee shall deliver to Lessor certificates of insurance evidencing the insurance procured by Lessee, which certificates shall name Lessor as an additional insured together with any lender of Lessor. The Certificates of Insurance shall be delivered by Lessee to Lessor at the time of the execution of the Lease and shall be monitored regularly.
- iv. Notice of Cancellation. All insurance policies shall contain a provision that such policies shall not be canceled or terminated without thirty (30) days' prior notice from the insurance company to Lessor. Lessee agrees that on or before thirty (30) days prior to expiration of any insurance policy, Lessee will deliver to Lessor written notification in the form of a receipt or other similar document from the applicable insurance company that said policy or policies have been renewed, or deliver certificates of coverage from another good and solvent insurance company for such coverage.

7. Use. Lessee shall use and occupy the Premises for purposes of administrative office space and programming use. Lessee shall not use the Premises for the purposes of storing, manufacturing or selling any inherently dangerous substance, chemical, thing, or device.

8. Janitorial Services. The Lessee agrees to provide at its sole cost and expense janitorial services for the leased Premises.

9. Hazardous Substances and Hazardous Materials.

a) Defined. For purposes of this Lease, the term "Hazardous Substances" shall be as defined in the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. §§ 9601 et seq., and any regulations promulgated pursuant thereto, and as used to define "Hazardous Wastes" in the Resource Conservation and Recovery Act, 42 U.S.C. §§ 6901 et seq., and any regulations promulgated thereto, or as may be identified or defined by any federal, state or local law or regulation.

b) Prohibition and Indemnity. Lessee shall not (either with or without negligence) cause or permit the use, storage, generation, escape, disposal or release of any Hazardous Substances or Hazardous Wastes in any manner not sanctioned by law. In all events, Lessee shall indemnify and hold Lessor harmless from any and all claims, damages, fines, judgments, penalties, costs, liabilities or losses (including, without limitation, any and all sums paid for settlement of claims, attorneys' fees, and consultants' and experts' fees) (collectively "Claims") from the presence or release of any Hazardous Substances or Hazardous Wastes on the Premises if caused by Lessee or persons acting under Lessee. The foregoing indemnity shall apply

regardless of whether or not any such Claims are contributed to by the negligence or the indemnified party, by the violation of any law, statute or regulation by the indemnified party, and even if the indemnified party is strictly liable therefore. However, in the event of such contributory negligence or other fault of the indemnified party, then the indemnified party shall not be indemnified hereunder in the proportion that the indemnified party's negligence or other fault caused any such Claims. Lessee shall execute such affidavits, representations or other documents from time to time as Lessor may reasonably request concerning Lessee's best knowledge and belief as to the presence of Hazardous Substances or Hazardous Wastes on the Premises. This paragraph shall survive the termination of this Lease.

#### 10. Improvements.

- a) Consent of Lessor. Lessee shall not construct or make any installations, additions, improvements or alterations in or to the Premises, without the prior written consent of Lessor.
- b) Lessee to Pay Improvement Cost. All installations, additions, improvements, or alterations constructed or made to the Premises, with the consent of Lessor, shall be made at the sole cost and expense of Lessee.
- c) Removal of Improvements. All installations, additions, improvements, or alterations constructed or made to the Premises by Lessee shall remain Lessee's personal property and, notwithstanding principles of law applicable to real property improvements, Lessee's installations, additions, improvements or alternations shall not be deemed improvements to Lessor's Premises and may be removed from the Premises by Lessee upon termination of this Lease in the sole discretion of Lessee. Further, upon termination of this Lease and following removal of Lessee's property, the Premises shall be restored to a condition reasonably satisfactory to Lessor, at Lessee's expense. Any of Lessee's property, as aforesaid, not removed from the Premises upon termination of this Lease shall become the property of Lessor.
- d) Mechanic's Liens. Lessee agrees to pay promptly for all labor or materials furnished for any work of construction, improvements, alterations, additions, repairs or maintenance performed by Lessee in connection with the Premises, and to keep and to hold the Premises free, clear, and harmless of and from all liens that could arise by reason of any such work.

11. Termination. Within ninety (90) days prior to expiration of the Term, either Lessor or Lessee may terminate this Lease, without cause, by serving the other party with thirty (30) days' prior written notice of such termination (a "Notice of Termination"). Upon termination of this Lease, Lessee shall return the Premises in good condition and repair to the reasonable satisfaction of Lessor.

12. Signs. Lessee shall not install any signs on the Premises without the prior written consent of Lessor.

13. Assignment and Subleasing. Lessee shall not assign, or mortgage, this Lease in whole or in part, nor sublet all or any part of the Premises, without the prior written consent of Lessor in each

instance, which consent may be granted or denied in Lessor's sole discretion. This prohibition assigning or subletting shall be construed to include a prohibition against any assignment or subletting by operation of law. In the event that Lessor's written consent is granted, Lessee shall pay all expenses in connection with such assignment and Lessee shall remain primarily obligated to Lessor for performance of all provisions of this Lease.

14. Use of Premises by Lessor. The Premises will be used for as administrative office space and programming for the Lessee; however, the Lessor still has access and use to storage room and closet with IT equipment – approximately 45 square feet identified in Exhibit C.
15. Entry and Inspection. Lessee shall permit Lessor or Lessor's agents to enter upon the Premises at reasonable times and upon reasonable notice, for the purpose of inspecting the same.
16. Indemnification. To the extent permitted by law, Lessor shall not be liable for any damage or injury to Lessee, or any other person, or to any property, occurring on the Premises or any part thereof in connection with this Lease, unless caused by the gross negligence or willful misconduct of Lessor. Lessee agrees to indemnify and hold Lessor harmless from any claims for damages which arise in connection with any such occurrence. Lessor agrees to indemnify and hold Lessee harmless from any claims for damages which arise from the gross negligence or willful misconduct of Lessor in connection with the Premises or this Lease. Said indemnifications shall include indemnity from any reasonable costs or fees which the indemnified party may incur in defending any such claim. The provisions of this Section shall survive termination of this Lease.
17. Lessor's Remedies on Default. If Lessee defaults in the payment of rent or defaults in the performance of any of the other covenants or conditions hereof, Lessor may give Lessee notice of such default and if Lessee does not cure any such default within thirty (30) days after the giving of such notice (or if the default is of a nature that it cannot be completely cured within such period, if Lessee does not commence such cure within such thirty (30) days and thereafter proceed with reasonable diligence and in good faith to cure such default), then Lessor may terminate this Lease on not less than thirty (30) days' notice to Lessee. On the date specified in such notice, the term of this Lease shall terminate and Lessee shall then quit and surrender the Premises to Lessor, without extinguishing Lessee's liability. If this Lease shall have been so terminated by Lessor, Lessor may at any time thereafter resume possession of the Premises by any lawful means and remove Lessee or other occupants and their effects.
18. Waiver. No Failure to Lessor to enforce any term hereof shall be deemed to be a waiver.
19. Notices. Any notice, request, demand, or other communication which either party may or is required to give, shall be in writing and shall be delivered in person or sent to the address set forth herein below by registered or certified mail, return receipt requested with postage prepaid, by commercial overnight courier, with written verification of receipt, or by telecopy. A notice shall be deemed given: (a) when delivered by personal delivery (as evidenced by the receipt); (b) three (3) days after deposit in the mail if sent by registered or certified mail; (c) one (1) business day after having been sent by

commercial overnight courier as evidenced by the written verification of receipt or (d) on t of confirmation if telecopies. Either party may change its address for receiving notice by written notice given to the other in accordance with the provisions of this Notices section.

To Lessor  
City of Coachella  
53462 Enterprise Way  
Coachella, CA 92236  
Attn: Maritza Martinez  
Phone: (760) 501-8111  
E-mail: [mmartinez@coachella.org](mailto:mmartinez@coachella.org)

To Lessee  
Alianza Coachella Valley  
P.O. Box 38  
Coachella, CA 92236  
Attn: Silvia Paz  
Executive Director  
Phone: (760) 972-4628  
E-mail: [silvia@alianzacv.org](mailto:silvia@alianzacv.org)

- 20. No Agency/Employment. In performing the terms of this Lease, the Lessor and Lessee each remain an autonomous and separate entity, solely responsible for its own actions and those of its officers, employees, agents and volunteers. No relationship of employment, agency, partnership or joint venture is to be created by or implied from this Lease.
- 21. Time of Essence. Time is of the essence of this Lease.
- 22. Entire Agreement. This instrument constitutes the entire agreement between the parties and may be modified only by a writing signed by both parties.
- 23. Governing Law. This Lease shall be governed by and construed in accordance with the laws of the State of California.

IN WITNESS WHEREOF, the parties have executed this Lease as of the date first written above:

**LESSEE:**

**ALIANZA COACHELLA VALLEY**

By: \_\_\_\_\_

Silvia Paz, Executive Director

**LESSOR:**

**THE CITY OF COACHELLA**

California Municipal Corporation

By: \_\_\_\_\_

Dr. Gabriel D. Martin, City Manager

*Attest:*

By: \_\_\_\_\_

Angela M. Zepeda

City Clerk - City of Coachella

*Approved as to Form:*

By: \_\_\_\_\_

Best, Best & Krieger LLP

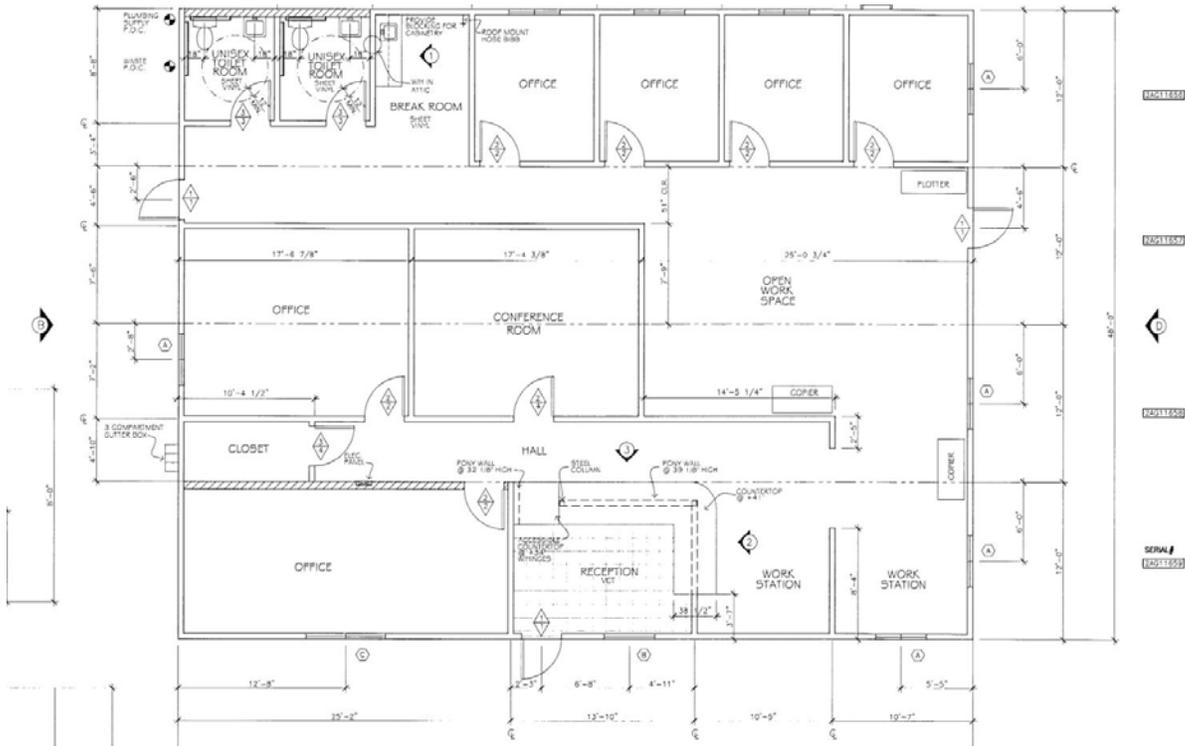
City Attorney

# EXHIBIT "A"

## DESCRIPTION OF BUILDING:

The City of Coachella (Lessor) owns real property (approximately 2,880 square feet) located at 1515 Sixth Street, Assessor Parcel Numbers: 009 - 618 - 472, in the City of Coachella, County of Riverside, and the State of California. The total leased space is approximately 2,835 square feet ("Premises").

## Depiction/Sketch:



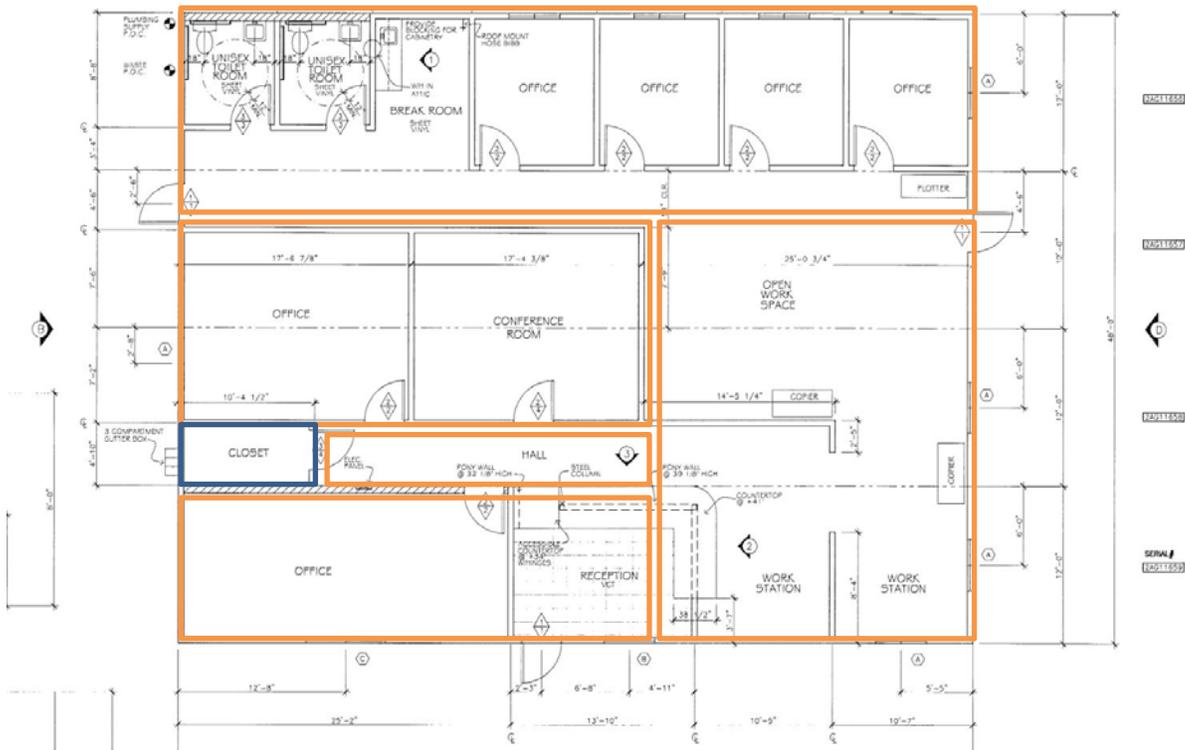
**EXHIBIT "B"**

**SURVEY OF PREMISES**

*Pending*

### EXHIBIT "C"

#### Use of Premises by the Lessor and Lessee:



Lessor (City) Use =

Lessee Use =



**STAFF REPORT**  
**11/9/2022**

**TO:** Honorable Mayor and City Council Members

**FROM:** Maritza Martinez, Public Works Director

**SUBJECT:** Approve execution of lease between City of Coachella and Desert Community College District for property located at 1538 Seventh Street; authorize non-substantive changes as authorized by City Attorney.

**STAFF RECOMMENDATION:**

Approve execution of lease between City of Coachella and Desert Community College District for property located at 1538 Seventh Street; authorize non-substantive changes as authorized by City Attorney.

**EXECUTIVE SUMMARY:**

The City of Coachella owns a vacant property at 1538 Seventh Street, Coachella. This property was previously the location of the city's library. The Desert Community College District (COD) has leased this property since September 1, 2022 and the term of their lease ended on October 31, 2022. COD has requested an Amendment to allow for extended use of this property through April 30, 2023. The extended lease would allow for construction to be completed at their future permanent site located at Cesar Chavez/Sixth Street; once available COD will relocate the student support services provided to students attending courses at the Coachella Library to the new location.

The facility at 1538 Seventh Street is approximately 3,000 square feet. Overall, the proposed lease amendment identifies the below lease terms:

- Term Extension = November 1, 2022 – April 30, 2023
- Utilities = to be paid by Lessee for said property
- Maintenance/Janitorial = to be completed by Lessee for said property.
- Insurance = coverage to be provided by Lessee for said property.
- Rent = \$3,000 per month (\$1.00 per square foot per month)

**FISCAL IMPACT:**

The recommended action would have a positive fiscal impact of \$18,000.

Attachment: Proposed Lease Amendment

**AMENDMENT TO LEASE AGREEMENT  
BETWEEN THE CITY OF COACHELLA AND DESERT COMMUNITY COLLEGE  
DISTRICT FOR THE LIBRARY LOCATED AT 1538 SEVENTH STREET**

This Amendment (“Amendment”) is entered into on November 1, 2022, by and between the Desert Community College District (herein referred to as “Lessee”) and the City of Coachella (herein referred to as “Lessor”).

**RECITALS**

**A. WHEREAS**, on or about September 1, 2021, the Parties entered into an Lease Agreement (herein referred to as the “Lease”) in which Lessor granted the Lessee a lease of the property located at 1538 Seventh Street, in the Lessor of Coachella, County of Riverside (“Property”)

**B. WHEREAS**, the Parties have agreed to extend the term of the Lease which is currently scheduled to expire on October 31, 2022 pursuant to the same terms and conditions set forth in the Lease, except as explicitly stated in this Amendment;

**C. WHEREAS**, where any Section or portion of the Agreement is amended or superseded by this Amendment, the balance of that Section not specifically amended or superseded shall remain in effect as originally written. Where any Section or portion thereof is supplemented, that supplement shall be considered added thereto, and the original provisions of the Section shall remain in effect as originally written. Where any Paragraph or Section is referenced, such Paragraph or Section is superseded and replaced by the language herein. This Amendment, taken together with the Agreement, represents a new Lease agreement and understanding between the Parties;

**D. WHEREAS**, the Lessee and Lessor (collectively, the “Parties”) agree that the Recitals set forth hereinabove are expressly incorporated into the Lease and correctly set forth the nature of the Lease as modified by this Amendment.

**NOW, THEREFORE**, the Lessee and the Lessor agree that the terms and provisions of the Agreement are hereby amended as set forth herein below:

**1. Term of Lease**

Section 4.1 of the Lease is hereby revised and replaced with the following

The term of the Lease shall be extended from the original commencement date of September 1, 2021 through January 31, 2023 (the “Extended Term”). Thus, all references in the Lease to the Term shall references this Extended Term. The Parties may further mutually agree to extend the Extended Term at any time during the Extended Term to April 30, 2023 (“Optional Extension”).

## 2. Required Improvements

As set forth in Section 4 of the Lease, Lessee was obligated to invest a total of Eighty Thousand Dollars (\$80,000) in the Property for improvements, identified as the "Improvement Costs." The Parties hereby agree that Lessee expended more than the Improvement Costs on specified improvements as required by the Lease and therefore, Lessee has no further obligation with respect to the Improvement Costs or Required Improvements as set forth in the Lease. All Required Improvements completed by Lessee shall remain part of the Property and Lessor shall claim ownership of the Property with the Lessee's improvement as part of the Property upon completion of the Lease as consideration for Lessee's leasehold interest in the Property.

## 3. Rent

As set forth in Section 5 of the Lease, Lessee's Rent obligations pursuant to the Lease consisted of the sum of one dollar (\$1) per year. As further consideration for this Amendment, Lessee shall issue an additional payment totaling Three Thousand Dollars (\$3,000) per month starting at the Effective Date of this Amendment, November 1, 2022 through the Extended Term until January 31, 2023 (the "Monthly Payment"). If the Parties mutually agree to the Optional Extension as set forth in Section 1 above, the Monthly Payment shall apply to the Optional Extension months as well.

## 4. Miscellaneous

A. Binding. The Parties and each of their signatories hereto warrant that each has the power and authority to execute this Amendment. This Amendment shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns. If any provision of this Amendment shall be held invalid or unenforceable by a court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision of this Amendment or the Agreement.

B. Full Force and Effect. Except as herein modified, all terms and conditions of the Lease shall remain unchanged and in full force and effect.

C. Modifications. This Amendment may be amended or modified only by an agreement in writing signed by both the Lessee and Lessor.

D. Counterparts. This Amendment may be executed and delivered in any number of counterparts, each of which so executed and delivered shall be deemed to be an original and all of which shall constitute one and the same instrument.

E. Inconsistencies. In the event of any inconsistency between the terms of this Amendment and those of the Agreement, the terms of this Amendment shall control.

**DESERT COMMUNITY COLLEGE LESSEE**

By: *Christina Tafa* 10/21/2022

Print Name: CHRISTINA TAFAYA

Title: interim Executive Vice President

**LESSOR OF COACHELLA**

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_



**STAFF REPORT**  
**11/9/2022**

**TO:** Honorable Mayor and City Council Members

**FROM:** Maritza Martinez, Public Works Director

**SUBJECT:** Approve professional services agreement between City of Coachella and the Greater Coachella Valley Chamber of Commerce for fiscal year 2022-2023.

**STAFF RECOMMENDATION:**

Approve professional services agreement between City of Coachella and the Greater Coachella Valley Chamber of Commerce for fiscal year 2022-2023.

**EXECUTIVE SUMMARY:**

The City of Coachella has partnered with the Greater Coachella Valley Chamber of Commerce (Chamber), as a private business support organization within the City to provide professional services. The City renews the service agreement annually with the Chamber, which commemorates the services the Chamber will provide to the City each fiscal year. These services include supporting the City's economic development efforts by providing: business services, various community and city events, and further development of Coachella's tourism market.

The budget and the services identified in the attached professional services agreement total \$76,000 which is more than the agreement for 2021/2022 (\$60,700). The additional costs result of increased costs in delivering the State of the City Event, inclusion of the Suavecito Sundays Events (last year this was added separately), and supplemental bilingual business support and education services. The services described in the proposed 2022/2023 Agreement include the following services and final costs to the City after any available revenues are deducted per service/event:

- Visitor Center (\$41,500)
  - Staffed Mon-Thu, 8:30 - 4:30; Visitor Center is responsible for marketing the City of Coachella to guests and visitors at the center. Services include local directory, city and relocation information, and general business related guidance.
- Business Support Services (\$6,000)
  - Support updates to Chamber materials and resources to include Spanish business resources and education.
  - Support Industry Roundtable meetings hosted at the Chamber for local industry and business development.
  - The introduction of business education conducted in Spanish.

- State of the City/Business Awards (\$10,000)
  - Chamber will organize and manage: Business Expo; ticket sales/sponsors, and business awards.
- Holiday Parade (\$2,500)
  - Provide food vendors, judges and assist in soliciting convertible cars for dignitaries.
- Coachella Tacos Tequila and Chavelas Festival (\$8,500)
  - Provide stipend and monetary prizes to participating businesses. Provide and staff ticketing for both presale and door entry tickets.
- Suavecito Sundays (\$7,500)

**FISCAL IMPACT:**

The recommended action is already budgeted and will not have a fiscal impact.

Attachment: 2022/2023 Professional Services Agreement

City of Coachella  
Professional Services Agreement Fiscal Year 2022-2023  
With Greater Coachella Valley Chamber of Commerce

Section 1. Parties

This agreement is made and entered into when executed herein by and between the City of Coachella ("City") and the Greater Coachella Valley Chamber of Commerce ("Chamber"). City and Chamber are sometimes individually referred to as "Party" and collectively as "Parties".

Section 2. Purpose

- a. The purpose of this agreement is to enter into a partnership between the City of Coachella and the Greater Coachella Valley Chamber of Commerce for the purpose of undertaking the planning and implementation of economic development, marketing and business development services and providing assistance to retain business and generally strengthen and expand the business climate and economic opportunities in the City of Coachella.
- b. The City will provide such assistance and guidance as may be required to support the objective set forth in this Agreement and will provide the funding and in-kind services for the services and activities set forth in this agreement.
- c. The Chamber will provide professional and qualified staff and volunteers that will work to disseminate appropriate information to existing and prospective businesses and community members and operate within agreed upon hours.

Section 3. Scope of Work

The Chamber shall

- a. Pro-actively represent the City of Coachella to potential business and industry which will add to the tax base of the City.
- b. Encourage tourist interest in Coachella and promote tourism through the Visitor Center with destination visitors and local residents. The Chamber will provide visitor information services for the benefit of its residents as well as all business, retail, restaurant, hotel and other related establishments.
- c. Establish, coordinate and operate various "Business Services and Events, Tourism and Cultural Activities" including business development, Tourism Events, and Cultural Celebrations as described in Exhibit "A", attached hereto and incorporated herein by this reference.
- d. Provide quarterly reports to the City Council on economic development and Chamber activities within the City. Specifically, these quarterly reports should be coordinated with the agreed consideration noted in Section 5, and submitted to the City Liaison by the end of September, December, March and June.

Section 4. Duration of Contract

The term of this agreement shall commence on July 1, 2022 and expire June 30, 2023.

Section 5. Consideration

As consideration for the services provided in Section 3, the City will compensate the Chamber the sum of \$19,000 on a quarterly basis (disbursed in August, November, February, May), for a total amount of \$76,000.

Section 6. Independent Contractor

The City and Chamber intend that an independent contractor relationship be created by this Agreement. The Chamber and anyone affiliated with the Chamber for the purpose of this agreement is not considered an employee of the City for any purpose, and neither the Chamber nor any of its employees shall be entitled to any of the benefits of the City provides to employees, including health insurance, sick time, annual leave, or workers compensation. The Chamber specifically represents and stipulates that it is engaged in the business of providing the services set forth in this agreement, whether or not for profit, and that the Chamber is fully registered and legally authorized to conduct such business and pays all necessary taxes and assessments levied against such business.

Section 7. Suspension, Termination and Close Out

If the Chamber fails to comply with the terms and conditions of this agreement, the City may pursue such remedies as are legally available, including but not limited to, the suspension or termination of this agreement with a 60-day notice.

Section 8. Changes, Amendments, and Modifications

The City may, from time to time, request changes and modifications to Section 3, Scope of Work, referring to any additional events and services, to be performed hereunder.

Section 9. Assignability

The Chamber shall not assign any interest in this agreement, and shall not transfer any interests in the agreement without prior written consent of the City.

Section 10. Reports and Information

The Chamber shall at such time and in such form as the City may require, furnish the City periodic reports, including an accounting for the expenditures of the City funds, as it may request pertaining to the services rendered pursuant to this agreement, the costs and obligations incurred or to be incurred in connection therewith, or for any other matters covered by this agreement.

Section 11. Compliance and Local Laws

The Chamber shall comply with all applicable laws, ordinances, and codes of the state and local government and the Chamber shall hold and save the City harmless with respect to any damages arising from any tort done in performing and of the work embraced by this agreement.

Section 12. Liability and Indemnification

The Chamber agrees to hold the City harmless and shall indemnify and defend all claims. Demands, or suits of law or equity arising from negligent or intentional wrongful actions or omissions of the Chamber or the Chamber’s officials or agents in providing services under this agreement except to the extent arising in whole or in part from the actions of the City or City’s officials or agents.

This Agreement contains all terms and conditions agreed to by the City of Coachella and the Greater Coachella Valley Chamber of Commerce.

In Witness Whereof, the City of Coachella and the Greater Coachella Valley Chamber of Commerce have executed this Agreement as of the date and year last written below:

City of Coachella

Greater Coachella Valley Chamber of Commerce

\_\_\_\_\_  
Steven Hernandez  
Mayor

\_\_\_\_\_  
Diana Soto  
Interim CEO

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Andrea Carranza, Deputy City Clerk

Approved As To Form

\_\_\_\_\_  
Carlos Campos, City Attorney

Exhibit "A"  
Business Services and Events, Tourism and Cultural Services

1. Business Services

- a. Business Advocate - Generally, promote the economic interests of the City through advocacy and business marketing.
- b. Visitor Center - Direct, staff and run the City's Visitor Center. Hours of operation are Monday through Thursday, 8:30 AM to 4:30 PM.
- c. Business Referral Network – The Chamber will continue to maintain a database of its member businesses in the City of Coachella, and expand upon it by engaging outreach to non-member and member businesses alike to regularly acquire contact information for local businesses.
- d. Information Regarding Economic Development - Supply and make on hand information from the City regarding local economic initiatives, programs and support.
- e. Housing Information - Supply and make on hand information from the City and local property management companies information regarding local housing.
- f. Business License Information - Supply and make on hand information from the City regarding acquiring business license.
- g. Public Outreach – Supply and make on hand information from the City regarding General Plan, City Business Initiatives/Programs.
- h. Digital Campaigns - Support Local Restaurant, Hospitality or Other Relevant Business, to include social media and other digital platforms.

2. Events

- a. Coachella State of the City and Business Awards Gala – Plan, Market and Execute event on behalf of the City. City will offer input and guidance on event agenda, working in cooperation with the Mayor of Coachella. Chamber will retain operational control, including purchasing decisions, price points and revenues.
- b. Support the City's Holiday Christmas Parade – Assist City staff with sourcing six (6) vehicles for the Annual Holiday Parade. Identify no more than five (5) food vendors to service event, including facilitating health permits. Secure three (3) judges for the holiday parade. Chamber retains all revenue from services rendered.
- c. Tacos and Tequila Festival – Plan, cross-promote, and execute the event. The Chamber retains the ability to set pricing. The City may reduce admission rates to the public if it is agreeable to subsidizing the difference. The Chamber will coordinate vendors, prize money, permits, insurance, ticketing, security, and facilitating county health permits. Chamber retains all revenue from ticket and group (sponsorship) sales with the ability to set admission rates.

3. Cultural Activities

- a. Promote the City's Movies in the Park Program – Utilize marketing avenues to raise public awareness.
- b. Promote the City's Day of the Young Child Event – Utilize marketing avenues to raise public awareness.
- c. Promote the Run with Los Muertos Event – Utilize marketing avenues to raise public awareness.
- d. Work with City to Develop and Propose New Events

4. Tourism

- a. Support the City's Tourism Outreach for Local Events and Businesses through Visitor Center and marketing outlets.
- b. Support City's Mexicali Sister Cities Agreement

\* City shall provide financial support and/or in-kind services for all special events from entities such as Fire, Police, and Public Works, City Streets and Parks where applicable.

EXHIBIT "B"  
Rates for Services

## Visitor's Center

### TOURISM & RESOURCES

#### Objectives

GCVCC will staff a full-service Visitor's Center for residents and non-residents looking to connect with City of Coachella businesses. The Visitor's Center is a resource hub for referrals to local businesses, community events, opportunities, City services, Consulate services, and Chamber resources.

#### Deliverables

- The Visitor's Center is accessible in person or by phone accommodating English and Spanish speaking population.
- The visitor's bureau will be staffed Monday – Thursday 8:30am – 4:30pm. Offices may be closed on the few occasions that the Chamber is hosting a special event.
- GCVCC will respond to visitor inquiries (phone calls, emails, and social media queries) within a reasonable amount of time, no later than 48 hours after the initial inquiry.
- GCVCC will use the Visitor's Bureau to promote City news and to disseminate favorable information about the City promoting its qualities, advantages, and opportunities.
- GCVCC will maintain an inventory of brochures, maps, and handouts as resource guides to walk in traffic. Additionally, local businesses will be able to advertise their businesses by displaying information at the visitor's center.
- The Visitor's Center will connect local workforce and aspiring entrepreneurs with information on professional resources, education, and services.

#### Updates since previous year

- GCVCC Staff will complete Team GPS training in effort to ensure that all staff is knowledgeable and trained as professional brand ambassadors
- Community Volunteers will be recruited & professionally trained to be knowledgeable ambassadors of Coachella resources. These volunteers may serve to represent the tourism office at its physical location.

**Rate:** \$41,500

## Business Services

### ECONOMIC DEVELOPMENT & BUSINESS SUPPORT SERVICES

#### Objectives

The Chamber will host and produce resources to support entrepreneurial interests, professional development and development for business, workforce and industry. The Chamber will serve the local business community by producing resources, workshops, education, and networking/marketing opportunities. As the City's go-to resource for all thing business, the Chamber will act as an extension of the City's Economic Development team. And, will further plan, coordinate, and foster regular and ongoing business engagement with the local business community through site visits, "connection" calls, business surveying, resource guides, and strategic communications.

**Deliverables**

- The Chamber shall have an onsite business support center providing informational resources of particular interest to the business community, is open during the following hours of operation: Monday through Friday, between 9:00 a.m. and 4:00 p.m. In addition, The Chamber will provide digital resources and make them available when applicable.
- The Chamber shall respond to all requests and/or referrals regarding new or existing business that require assistance. All queries will be responded to within 48 hours.
- The Chamber shall make outreach to new businesses who have begun to do business in the City of Coachella (if/as the City provides a list of newly licensed businesses) monthly.
- The Chamber shall act as liaison of the city with other business groups (e.g. the Small Business Development Corporation, SCORE, the Coachella Valley Enterprise Zone, etc.)
- The Chamber will offer a business education series in person or via zoom in both English and Spanish.
- The Chamber shall provide assistance, direction, and resources to new and existing businesses as requested.
- The Chamber will organize monthly business walks in partnership with the City to facilitate on-going communication and relationship building among our business community. City walk data to be captured and shared with the City for trends, insights, and business feedback.
- The Chamber will host periodic surveys and outreach to niche industry offering data sharing insights to the City staff.

**Updates since previous year**

- Introduce a business phonline in English and in Spanish to support the business community. Support updates to Chamber materials and resources to include Spanish business resources and education.
- Support updates to Chamber materials and resources to include Spanish business resources and education
- Support Industry Roundtable meetings hosted at the Chamber for local industry and business development. This includes the convening of CBO's for improved coordination and deployment of services through the City of Coachella.
- The introduction of business education conducted in Spanish.

**Rate:** \$6,000

**Special Events****ANNUAL STATE OF THE CITY EVENT****Objectives**

The Greater Coachella Valley Chamber of Commerce has historically produced an Annual State of the City event with sponsorship from the City of Coachella. As the format, festivity and production of special events continues to evolve, the Chamber aims to offer the City of Coachella a basic event package with upgrade opportunities to enhance the event's design.

**Updates over previous year:**

- Dedicated Event Specialist for coordination & contact

- Pre-arranged check in meetings
- Enhancement/Upgrade Options
- Rate adjustments due to inflation

**Base Package Includes:**

- Event Planning, Coordination, & Day of Event Production
- Vendor coordination & management
- Graphic Design & Invitation Design (does not include printed invitations)
- Standard marketing efforts through Chamber network
- Invitation & Registration Management
- Breakfast or Luncheon event
- Business Awards
- Basic Stage Design (podium, microphone, flag display, & foliage)
- Standard AV

The base package does not include printed invitations. Standard marketing efforts through the Chambers network is limited to e-blasts, calendar invitations, web listings, and social media sharing. The base package accounts for a morning or midday event featuring a breakfast or lunch component. It does not include dinner events or upgraded menus above market price banquet menus. Stage design is limited to a podium, microphone, flag display, and foliage. The base package may be further customized with additions or upgrades to the City's liking. Upgrades, additions, or enhancements beyond the base package are not included in the costs of the base package. Upgrades, additions, and/or enhancements will result in additional charges as accrued. Such upgrades, additions and/or enhancements may include (but are not limited to): AV enhancement, special arrangements for outdoor accommodations, upgraded dining, and paid advertising.

**Rate:** \$10,000

**TACOS, TEQUILA, & CHEVALA'S EVENT**

**Objectives**

The Chamber will plan, coordinate, market and execute this special event designed to help entrepreneurs and small business operators connect with the local community. The event will provide participating restaurants/caterers with tools to help them market themselves and to connect local residents with these local businesses.

**Deliverables:**

- The Chamber will secure local food vendors' participation with a stipend of \$500 - \$750 for participants providing food samples.
- The Chamber will marketing and promote the event using its internal and digital marketing resources.
- The Chamber will provide up to \$6,000 in total prizes to the top three winners
- The Chamber will provide ticketing and registration infrastructure
- The Chamber will plan, coordinate and oversee the day of execution of the event with the partnership and support of City staff. Specifically the Chamber will take primary responsibility for vendors, prize money, permits, insurance, ticketing, security, and facilitating county health permits. Chamber retains all revenue from ticket and any business sponsorships.

**Rate:** \$8,500

## ANNUAL HOLIDAY PARADE

### Objectives

The Chamber will help support this City event by providing volunteers, sourcing parade cars for City Council, judges for the parade cars, and general promotion and marketing of the event.

### Deliverables:

- The Chamber will source six open-aired vehicles for the parade, to accommodate City Council and staff.
- The Chamber will host and confirm three judges for the parade.
- The Chamber will source five food vendors for the Holiday parade

Any costs associated with securing vehicles and insurance for drivers will be billed in addition.

**Rate:** \$2,500

## SUAVECITO SUNDAYS

### Objectives

The Chamber will help support this City event series by planning and coordinating each Sunday's event, overseeing classic car entries, registration, and check in, and coordinating a business expo.

### Deliverables:

- Provide one staff person at each event to check in car registrants & business exhibitors
- Recruit Car Show Entries through marketing, general outreach, and management of a registration page and system.
- Facilitate a contest, per the City's terms, in which a random drawing will be facilitated at the last Suavecito Sunday of the month. This contest is limited to auto registrants who participated in each Sunday's events. The Chamber will be responsible for providing a \$1,000 prize to the winner.
- Secure approximately ten (10) business exhibitors for an expo area where exhibitors can market their business and sell goods. The Chamber will coordinate their set up and participation.
- Provide marketing and promotional support using the Chamber's in house and digital marketing resources. Paid advertising package available for an additional fee.

**Rate:** \$7,500

## RATES SUBTOTAL

- \$41,500 Visitor's Center
- \$6,000 Business Support
- \$28,500 Special Events

**Contract Total \$76,000**

EXHIBIT "C"  
Optional Services

*(Services below will be in addition to the contract as currently written on Page 2, Section 5)*

**ADDITIONAL SERVICE OPTIONS**

**ESL / Hispanic Business Support | \$35,000**

GCVCC will dedicate personnel resources to supporting the Hispanic business community through grassroots efforts, printed and posted business resources in Spanish, Spanish educational workshops, and general business support for the Hispanic business community. GCVCC will produce a one-of-a-kind, strategic effort that fosters an approachable business resource and network for Hispanic business owners. The Chamber will create metrics of measurement to adapt its programs and ensure successful outcomes.

**Recurring Events, Programs, & Initiatives | \$18,000**

GCVCC will launch a new variety of recurring business events, programs, and initiatives through the calendar year at a higher frequency to serve the local business community and the City's overall economic development interests. Recurring events will be designed and hosted in live, online, and hybrid formats. Additionally, events will be facilitated with an intentional effort to occasionally include and/or feature City Staff and Council with the business community. Examples of such events may include: specialty mixers, coffee with the city events, city walks (business visits), and business education events – all hosted specifically for the City of Coachella. The frequency of such events will be coordinated with City Staff.

**Collateral Creation | \$3,500**

GCVCC will create and design Relocation Packets, Infographics and marketing pieces on "Doing Business in City of Coachella" and limited social media and digital marketing pieces to assist the City in its PR and marketing efforts. All collateral will be designed with City approval. Designs are intended to promote business and visitation throughout City of Coachella. Printing, production, and advertising costs are not included.

**Shop Local Initiative | \$5,000+**

GCVCC will create a branded Shop Local campaign that provides education and resources for local residents as well as local businesses; includes strategic, paid advertising plans; and creates an opportunity for seasonal or annual campaigns.



**STAFF REPORT**  
**11/9/2022**

**TO:** Honorable Mayor and City Council Members

**FROM:** Gabriel Perez, Development Services Director

**SUBJECT:** Authorize the City Manager to execute Professional Services Agreements with City Advisors for On-Call Professional Planning Consultant Services and Add City Advisors to the Official list of On-Call Professional Planning Consultants.

**STAFF RECOMMENDATION:**

Staff recommends that the City Council authorize the City Manager to execute the attached Professional Services Agreement with City Advisors for On-Call Professional Planning Consultant Services.

**BACKGROUND:**

In 2021, the Development Services Department established a list of qualified on-call Professional Planning Consultant Services to assist with Project Management/Entitlements, Long Range Planning, Environmental Review Analysis, Fiscal Impact Analysis, Design Review, and Landscape Architecture. The Development Services Department has an increased need for on-call professional planning consulting services related to current planning and long-range planning efforts due to existing vacancies in the Planning Division and an increase in development applications submitted to the City.

**DISCUSSION/ANALYSIS:**

Attached to this staff report is a draft Professional Services Agreement for City Advisors to provide on-call professional planning consultant services for a term of 2 years until 2025. The consultant will provide assistance with project management and long-range planning services to the Planning Division due to current Associate Planner and Senior Planner vacancies. Stephanie Tomaino serves as the principal of City Advisors and has a long history in providing quality professional planning services to Southern California cities.

**ALTERNATIVES:**

1. Authorize the City Manager to add City Advisors to the list of on-call professional planning consultants and execute Professional Services Agreements with City Advisors.
2. Continue this item and provide staff direction.

**FISCAL IMPACT:**

The fiscal impact of this action cannot be directly determined. Planning services from the planning consultants will be secured on an as needed basis based on the fee schedule provided in the PSA.

**RECOMMENDED ALTERNATIVE(S):**

Staff recommends Alternative #1 as noted above.

Attachment:

1. Professional Services Agreement (PSA) with City Advisors
2. City Advisors Statement of Qualifications

**CITY OF COACHELLA  
PROFESSIONAL SERVICES AGREEMENT  
FOR ON-CALL SERVICES**

**1. PARTIES AND DATE.**

This Agreement is made and entered into this 10th day of November, 2022, by and between the City of Coachella, a municipal corporation organized under the laws of the State of California with its principal place of business at 53990 Enterprise Way, Coachella, CA 92236, County of Riverside, State of California ("City") and City Advisors with its principal place of business at 15 Rastro Street, Rancho Mission Viejo ("Consultant"). City and Consultant are sometimes individually referred to herein as "Party" and collectively as "Parties."

**2. RECITALS.**

**2.1 Consultant.**

Consultant desires to perform and assume responsibility for the provision of certain professional services required by the City on the terms and conditions set forth in this Agreement. Consultant represents that it is experienced in providing planning and environmental services to public clients, is licensed in the State of California, and is familiar with the plans of City.

**2.2 Project.**

City desires to engage Consultant to render such professional services for the current planning project management, long range planning and environmental review analysis projects ("Project") as set forth in this Agreement.

**3. TERMS.**

**3.1 Scope of Services and Term.**

3.1.1 General Scope of Services. Consultant promises and agrees to furnish to the City all labor, materials, tools, equipment, services, and incidental and customary work necessary to fully and adequately supply the professional planning consulting services necessary for the Project described in Exhibit "A" attached hereto and incorporated herein by reference ("Services"). The Services shall be more particularly described in the individual Task Order issued by the City or its designee. No Services shall be performed unless authorized by a fully executed Task Order in the form attached hereto as Exhibit "B". All Services shall be subject to, and performed in accordance with, this Agreement, each Task Order, the exhibits attached hereto and incorporated herein by reference, and all applicable local, state and federal laws, rules and regulations.

3.1.2 Term. The term of this Agreement shall be from November 10, 2022 to January 27, 2025, unless earlier terminated as provided herein. The Parties may, by mutual, written consent, extend the term of this Agreement if necessary to complete the Services.

**3.2 Compensation.**

3.2.1 Compensation. Consultant shall receive compensation, including

authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in Exhibit "C" attached hereto and incorporated herein by reference. The maximum compensation for Services to be provided pursuant to each Task Order shall be set forth in the relevant Task Order. Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement.

3.2.2 Payment of Compensation. Consultant shall submit to City a monthly invoice which indicates work completed and hours of Services rendered by Consultant. The invoice shall describe the amount of Services provided since the initial commencement date, or since the start of the subsequent billing periods, as appropriate, through the date of the invoice. City shall, within 30 days of receiving such invoice, review the invoice and pay all non-disputed and approved charges. If the City disputes any of Consultant's fees, the City shall give written notice to Consultant within thirty (30) days of receipt of an invoice of any disputed fees set forth therein. Payment shall not constitute acceptance of any Services completed by Consultant. The making of final payment shall not constitute a waiver of any claims by the City for any reason whatsoever.

3.2.3 Reimbursement for Expenses. Consultant shall not be reimbursed for any expenses unless authorized in writing by City, or included in Exhibit "C" of this Agreement.

3.2.4 Extra Work. At any time during the term of this Agreement, City may request that Consultant perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Project, but which the Parties did not reasonably anticipate would be necessary at the execution of this Agreement. Consultant shall not perform, nor be compensated for, Extra Work without written authorization from the City.

### **3.3 Responsibilities of Consultant.**

3.3.1 Independent Contractor; Control and Payment of Subordinates. The Services shall be performed by Consultant or under its supervision. Consultant will determine the means, methods and details of performing the Services subject to the requirements of this Agreement. City retains Consultant on an independent contractor basis and not as an employee. Any personnel performing the Services on behalf of Consultant shall not be employees of City and shall at all times be under Consultant's exclusive direction and control. Neither City, or any of its officials, officers, directors, employees or agents shall have control over the conduct of Consultant or any of Consultants officers, employees or agents, except as set forth in this Agreement. Consultant shall pay all wages, salaries, and other amounts due such personnel in connection with their performance of Services under this Agreement and as required by law. Consultant shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, and workers' compensation insurance.

3.3.2 Schedule of Services. Consultant shall perform the Services in a prompt and timely manner. Consultant shall complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines set forth in each individual Task Order issued by the City. Consultant represents that it has the professional and technical personnel required to perform the Services expeditiously. Upon request of City, Consultant shall provide a more detailed schedule of anticipated performance to meet the established schedules and deadlines.

3.3.3 Conformance to Applicable Requirements. All work prepared by Consultant shall be subject to the approval of City.

3.3.4 Substitution of Key Personnel. Consultant has represented to City that certain key personnel will perform and coordinate the Services under this Agreement. Should one or more of such personnel become unavailable, Consultant may substitute other personnel of at least equal competence upon written approval of City. In the event that City and Consultant cannot agree as to the substitution of key personnel, City shall be entitled to terminate this Agreement for cause. The key personnel for performance of this Agreement are as follows:

- Stephanie Tomaino, Principal

3.3.5 City's Representative. The City hereby designates Gabriel Perez, Development Services Director, or his/her designee, to act as its representative in all matters pertaining to the administration and performance of this Agreement ("City's Representative"). City's Representative shall have the power to act on behalf of the City for review and approval of all products submitted by Consultant but not the authority to enlarge the Scope of Services or change the total compensation due to Consultant under this Agreement. The City Manager shall be authorized to act on City's behalf and to execute all necessary documents which enlarge the Scope of Services or change the Consultant's total compensation subject to the provisions contained in this Agreement. Consultant shall not accept direction or orders from any person other than the City Manager, City's Representative or his/her designee.

3.3.6 Consultant's Representative. Consultant hereby designates Stephanie Tomaino, Principal, or his/her designee, to act as its representative for the performance of this Agreement ("Consultant's Representative"). Consultant's Representative shall have full authority to represent and act on behalf of the Consultant for all purposes under this Agreement. The Consultant's Representative shall supervise and direct the Services, using his/her best skill and attention, and shall be responsible for all means, methods, techniques, sequences, and procedures and for the satisfactory coordination of all portions of the Services under this Agreement.

3.3.7 Coordination of Services. Consultant agrees to work closely with City staff in the performance of Services and shall be available to City's staff, consultants and other staff at all reasonable times.

3.3.8 Standard of Care; Performance of Employees. Consultant shall perform all Services under this Agreement in a skillful and competent manner, consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Consultant represents and maintains that it is skilled in the professional calling necessary to perform the Services. Consultant warrants that all employees and subconsultants shall have sufficient skill and experience to perform the Services assigned to them. Consultant represents that it, its employees and subconsultants have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the Services, and that such licenses and approvals shall be maintained throughout the term of this Agreement. Consultant shall perform, at its own cost and expense and without reimbursement from the City, any services necessary to correct errors or omissions which are caused by the Consultant's failure to comply with the standard of care provided for herein. Any employee of the Consultant or its subconsultants who is determined by the City to be uncooperative, incompetent, a threat to the adequate or timely completion of the Project, a threat to the safety of persons or property, or any

employee who fails or refuses to perform the Services in a manner acceptable to the City, shall be promptly removed from the Project by the Consultant and shall not be re-employed to perform any of the Services or to work on the Project.

### 3.3.9 Period of Performance.

3.3.9.1 Consultant shall perform and complete all Services under this Agreement within the term set forth in Section 3.1.2 above ("Performance Time"). Consultant shall also perform the Services in strict accordance with any completion schedule or Project milestones described in Exhibits "A" or "B" attached hereto, or which may be separately agreed upon in writing by the City and Consultant ("Performance Milestones"). Consultant agrees that if the Services are not completed within the aforementioned Performance Time and/or pursuant to any such Performance Milestones developed pursuant to provisions of this Agreement, it is understood, acknowledged and agreed that the City will suffer damage.

3.3.9.2 Neither City nor Consultant shall be considered in default of this Agreement for delays in performance caused by circumstances beyond the reasonable control of the non-performing Party. For purposes of this Agreement, such circumstances include a Force Majeure Event. A Force Majeure Event shall mean an event that materially affects a Party's performance and is one or more of the following: (1) Acts of God or other natural disasters; (2) terrorism or other acts of a public enemy; (3) orders of governmental authorities (including, without limitation, unreasonable and unforeseeable delay in the issuance of permits or approvals by governmental authorities that are required for the services); (4) strikes and other organized labor action occurring at the site and the effects thereof on the services, only to the extent such strikes and other organized labor action are beyond the control of Consultant and its subcontractors, and to the extent the effects thereof cannot be avoided by use of replacement workers; and (5) pandemics, epidemics or quarantine restrictions. For purposes of this section, "orders of governmental authorities," includes ordinances, emergency proclamations and orders, rules to protect the public health, welfare and safety, and other actions of a public agency applicable to the services and Agreement.

3.3.9.3 Should a Force Majeure Event occur, the non-performing Party shall, within a reasonable time of being prevented from performing, give written notice to the other Party describing the circumstances preventing continued performance and the efforts being made to resume performance of this Agreement. Force Majeure Events and/or delays, regardless of the Party responsible for the delay, shall not entitle Consultant to any additional compensation. Notwithstanding the foregoing in this section, the City may still terminate this Agreement in accordance with the termination provisions of this Agreement.

### 3.3.10 Laws and Regulations; Employee/Labor Certification.

3.3.10.1 Compliance with Laws. Consultant shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Project or the Services, including all Cal/OSHA requirements, and shall give all notices required by law. Consultant shall be liable for all violations of such laws and regulations in connection with the Services and this Agreement. All violations of such laws and regulations shall be grounds for the City to terminate the Agreement for cause.

3.3.10.2 Employment Eligibility; Consultant. Consultant certifies that it fully complies with all requirements and restrictions of state and federal law respecting the

employment of undocumented aliens, including, but not limited to, the Immigration Reform and Control Act of 1986, as may be amended from time to time and shall require all subconsultants and sub-subconsultants to comply with the same. Consultant certifies that it has not committed a violation of any such law within the five (5) years immediately preceding the date of execution of this Agreement, and shall not violate any such law at any time during the term of the Agreement.

3.3.10.3 Equal Opportunity Employment. Consultant represents that it is an equal opportunity employer and it shall not discriminate against any subconsultant, employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination. Consultant shall also comply with all relevant provisions of City's Minority Business Enterprise program, Affirmative Action Plan or other related programs or guidelines currently in effect or hereinafter enacted.

3.3.10.4 Air Quality. To the extent applicable, Consultant must fully comply with all applicable laws, rules and regulations in furnishing or using equipment and/or providing services, including, but not limited to, emissions limits and permitting requirements imposed by the South Coast Air Quality Management District (SCAQMD) and/or California Air Resources Board (CARB). Consultant shall indemnify City against any fines or penalties imposed by SCAQMD, CARB, or any other governmental or regulatory agency for violations of applicable laws, rules and/or regulations by Consultant, its subconsultants, or others for whom Consultant is responsible under its indemnity obligations provided for in this Agreement.

3.3.10.5 Water Quality Management and Compliance. Consultant shall keep itself and all subcontractors, staff, and employees fully informed of and in compliance with all local, state and federal laws, rules and regulations that may impact, or be implicated by the performance of the Services including, without limitation, all applicable provisions of the City's ordinances regulating water quality and storm water; the Federal Water Pollution Control Act (33 U.S.C. § 1251, *et seq.*); the California Porter-Cologne Water Quality Control Act (Water Code § 13000 *et seq.*); and any and all regulations, policies, or permits issued pursuant to any such authority. Consultant must additionally comply with the lawful requirements of the City, and any other municipality, drainage district, or other local agency with jurisdiction over the location where the Services are to be conducted, regulating water quality and storm water discharges. City may seek damages from Consultant for delay in completing the Services caused by Consultant's failure to comply with the laws, regulations and policies described in this Section, or any other relevant water quality law, regulation, or policy.

3.3.10.6 Safety. Consultant shall execute and maintain its work so as to avoid injury or damage to any person or property. In carrying out its Services, the Consultant shall at all times be in compliance with all applicable local, state and federal laws, rules and regulations, and shall exercise all necessary precautions for the safety of employees appropriate to the nature of the work and the conditions under which the work is to be performed.

### 3.3.11 Insurance.

3.3.11.1 Time for Compliance. Consultant shall not commence work under this Agreement until it has provided evidence satisfactory to the City that it has secured all insurance required under this section. In addition, Consultant shall not allow any subconsultant to commence work on any subcontract until it has provided evidence satisfactory to the City that the

subconsultant has secured all insurance required under this section. Failure to provide and maintain all required insurance shall be grounds for the City to terminate this Agreement for cause.

3.3.11.2 Types of Insurance Required. As a condition precedent to the effectiveness of this Agreement for work to be performed hereunder, and without limiting the indemnity provisions of the Agreement, the Consultant, in partial performance of its obligations under such Agreement, shall procure and maintain in full force and effect during the term of the Agreement the following policies of insurance. If the existing policies do not meet the insurance requirements set forth herein, Consultant agrees to amend, supplement or endorse the policies to do so.

(A) Commercial General Liability: Commercial General Liability Insurance which affords coverage at least as broad as Insurance Services Office "occurrence" form CG 00 01, or the exact equivalent, with limits of not less than \$1,000,000 per occurrence and no less than \$2,000,000 in the general aggregate. Defense costs shall be paid in addition to the limits. The policy shall contain no endorsements or provisions (1) limiting coverage for contractual liability; (2) excluding coverage for claims or suits by one insured against another (cross-liability); (3) products/completed operations liability; or (4) containing any other exclusion(s) contrary to the terms or purposes of this Agreement.

(B) Automobile Liability Insurance: Automobile Liability Insurance with coverage at least as broad as Insurance Services Office Form CA 00 01 covering "Any Auto" (Symbol 1), or the exact equivalent, covering bodily injury and property damage for all activities with limits of not less than \$1,000,000 combined limit for each occurrence.

(C) Workers' Compensation: Workers' Compensation Insurance, as required by the State of California and Employer's Liability Insurance with a limit of not less than \$1,000,000 per accident for bodily injury and disease.

(D) Professional Liability (Errors & Omissions): Professional Liability insurance or Errors & Omissions insurance appropriate to Consultant's profession with limits of not less than \$1,000,000. Covered professional services shall specifically include all work to be performed under the Agreement and delete any exclusions that may potentially affect the work to be performed (for example, any exclusions relating to lead, asbestos, pollution, testing, underground storage tanks, laboratory analysis, soil work, etc.). If coverage is written on a claims-made basis, the retroactive date shall precede the effective date of the initial Agreement and continuous coverage will be maintained or an extended reporting period will be exercised for a period of at least five (5) years from termination or expiration of this Agreement.

3.3.11.3 Insurance Endorsements. Required insurance policies shall contain the following provisions, or Consultant shall provide endorsements on forms approved by the City to add the following provisions to the insurance policies:

(A) Commercial General Liability: (1) Additional Insured: The City, its officials, officers, employees, agents, and volunteers shall be additional insureds with regard to liability and defense of suits or claims arising out of the performance of the Agreement. Additional Insured Endorsements shall not (1) be restricted to "ongoing operations"; (2) exclude "contractual liability"; (3) restrict coverage to "sole" liability of Consultant; or (4) contain any other exclusions contrary to the terms or purposes of this Agreement. For all policies of Commercial General Liability insurance, Consultant shall provide endorsements in the form of ISO CG 20 10

10 01 and 20 37 10 01 (or endorsements providing the exact same coverage) to effectuate this requirement. (2) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

(B) Automobile Liability. (1) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

(C) Professional Liability (Errors & Omissions): (1) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium. (2) Contractual Liability Exclusion Deleted: This insurance shall include contractual liability applicable to this Agreement. The policy must “pay on behalf of” the insured and include a provision establishing the insurer’s duty to defend.

(D) Workers’ Compensation: (1) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium. (2) Waiver of Subrogation: A waiver of subrogation stating that the insurer waives all rights of subrogation against the City, its officials, officers, employees, agents, and volunteers.

3.3.11.4 Primary and Non-Contributing Insurance. All policies of Commercial General Liability and Automobile Liability insurance shall be primary and any other insurance, deductible, or self-insurance maintained by the City, its officials, officers, employees, agents, or volunteers shall not contribute with this primary insurance. Policies shall contain or be endorsed to contain such provisions.

3.3.11.5 Waiver of Subrogation. All required insurance coverages, except for the professional liability coverage, shall contain or be endorsed to waiver of subrogation in favor of the City, its officials, officers, employees, agents, and volunteers or shall specifically allow Consultant or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against City, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

3.3.11.6 Deductibles and Self-Insured Retentions. Any deductible or self-insured retention must be approved in writing by the City and shall protect the City, its officials, officers, employees, agents, and volunteers in the same manner and to the same extent as they would have been protected had the policy or policies not contained a deductible or self-insured retention.

3.3.11.7 Evidence of Insurance. The Consultant, concurrently with the execution of the Agreement, and as a condition precedent to the effectiveness thereof, shall deliver either certified copies of the required policies, or original certificates on forms approved by the City, together with all endorsements affecting each policy. Required insurance policies shall not be in compliance if they include any limiting provision or endorsement that has not been submitted to the City for approval. The certificates and endorsements for each insurance policy

shall be signed by a person authorized by that insurer to bind coverage on its behalf. At least fifteen (15 days) prior to the expiration of any such policy, evidence of insurance showing that such insurance coverage has been renewed or extended shall be filed with the City. If such coverage is cancelled or reduced and not replaced immediately so as to avoid a lapse in the required coverage, Consultant shall, within ten (10) days after receipt of written notice of such cancellation or reduction of coverage, file with the City evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies.

3.3.11.8 Acceptability of Insurers. Each such policy shall be from a company or companies with a current A.M. Best's rating of no less than A:VII and authorized to transact business of insurance in the State of California, or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law.

3.3.11.9 Enforcement of Agreement Provisions (non estoppel). Consultant acknowledges and agrees that actual or alleged failure on the part of the City to inform Consultant of non-compliance with any requirement imposes no additional obligation on the City nor does it waive any rights hereunder.

3.3.11.10 Requirements Not Limiting. Requirement of specific coverage or minimum limits contained in this Section are not intended as a limitation on coverage, limits, or other requirement, or a waiver of any coverage normally provided by any insurance.

#### 3.3.11.11 Additional Insurance Provisions

(A) The foregoing requirements as to the types and limits of insurance coverage to be maintained by Consultant, and any approval of said insurance by the City, is not intended to and shall not in any manner limit or qualify the liabilities and obligations otherwise assumed by the Consultant pursuant to this Agreement, including but not limited to, the provisions concerning indemnification.

(B) If at any time during the life of the Agreement, any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Consultant or City will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, City may cancel this Agreement.

(C) The City may require the Consultant to provide complete copies of all insurance policies in effect for the duration of the Project.

(D) Neither the City nor any of its officials, officers, employees, agents or volunteers shall be personally responsible for any liability arising under or by virtue of this Agreement.

(E) The limits set forth herein shall apply separately to each insured against whom claims are made or suits are brought, except with respect to the limits of liability. Further the limits set forth herein shall not be construed to relieve the Consultant from liability in excess of such coverage, nor shall it limit the Consultant's indemnification obligations

to the City and shall not preclude the City from taking such other actions available to the City under other provisions of the Agreement or law.

(F) Consultant shall report to the City, in addition to Consultant's insurer, any and all insurance claims submitted by Consultant in connection with the Services under this Agreement.

3.3.11.12 Insurance for Subconsultants. Consultant shall include all subconsultants engaged in any work for Consultant relating to this Agreement as additional insureds under the Consultant's policies, or the Consultant shall be responsible for causing subconsultants to purchase the appropriate insurance in compliance with the terms of these Insurance Requirements, including adding the City, its officials, officers, employees, agents, and volunteers as additional insureds to the subconsultant's policies. All policies of Commercial General Liability insurance provided by Consultant's subconsultants performing work relating to this Agreement shall be endorsed to name the City, its officials, officers, employees, agents and volunteers as additional insureds using endorsement form ISO CG 20 38 04 13 or an endorsement providing equivalent coverage. Consultant shall not allow any subconsultant to commence work on any subcontract relating to this Agreement until it has received satisfactory evidence of subconsultant's compliance with all insurance requirements under this Agreement, to the extent applicable. The Consultant shall provide satisfactory evidence of compliance with this section upon request of the City.

### **3.4 Labor Code Requirements.**

3.4.1 Prevailing Wages. Consultant is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. If the Services are being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and if the total compensation is \$1,000 or more, Consultant agrees to fully comply with such Prevailing Wage Laws. City shall provide Consultant with a copy of the prevailing rates of per diem wages in effect at the commencement of this Agreement. Consultant shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the Services available to interested parties upon request, and shall post copies at the Consultant's principal place of business and at the project site. It is the intent of the parties to effectuate the requirements of sections 1771, 1774, 1775, 1776, 1777.5, 1813, and 1815 of the Labor Code within this Agreement, and Consultant shall therefore comply with such Labor Code sections to the fullest extent required by law. Consultant shall defend, indemnify and hold the City, its officials, officers, employees, agents, and volunteers free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws.

3.4.2 Registration/DIR Compliance. If the Services are being performed on a public works project of over \$25,000 when the project is for construction, alteration, demolition, installation, or repair work, or a public works project of over \$15,000 when the project is for maintenance work, in addition to the foregoing, then pursuant to Labor Code sections 1725.5 and 1771.1, the Consultant and all subconsultants must be registered with the Department of Industrial Relations ("DIR"). Consultant shall maintain registration for the duration of the Project and require the same of any subconsultants.

3.4.3 Compliance Monitoring. This Project may also be subject to compliance monitoring and enforcement by the DIR. It shall be Consultant's sole responsibility to comply with all applicable registration and labor compliance requirements, including the submission of payroll records directly to the DIR. Any stop orders issued by the DIR against Consultant or any subconsultant that affect Consultant's performance of services, including any delay, shall be Consultant's sole responsibility. Any delay arising out of or resulting from such stop orders shall be considered Consultant caused delay and shall not be compensable by the City. Consultant shall defend, indemnify and hold the City, its officials, officers, employees and agents free and harmless from any claim or liability arising out of stop orders issued by the DIR against Consultant or any subconsultant.

3.4.4 Labor Certification. By its signature hereunder, Consultant certifies that it is aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions of that Code, and agrees to comply with such provisions before commencing the performance of the Services.

### 3.5 Termination of Agreement.

3.5.1.1 Grounds for Termination. City may, by written notice to Consultant, terminate the whole or any part of this Agreement at any time and without cause by giving written notice to Consultant of such termination, and specifying the effective date thereof, at least seven (7) days before the effective date of such termination. Upon termination, Consultant shall be compensated only for those Services which have been adequately rendered to City, and Consultant shall be entitled to no further compensation. Consultant may not terminate this Agreement except for cause. The rights and remedies of the City provided in this section shall not be exclusive and are in addition to any other rights and remedies provided by law, equity or under this Agreement.

3.5.1.2 Effect of Termination. If this Agreement is terminated as provided herein, City may require Consultant to provide all finished or unfinished Documents and Data and other information of any kind prepared by Consultant in connection with the performance of Services under this Agreement. Consultant shall be required to provide such document and other information within fifteen (15) days of the request.

3.5.1.3 Additional Services. In the event this Agreement is terminated in whole or in part as provided herein, City may procure, upon such terms and in such manner as it may determine appropriate, services similar to those terminated.

### 3.6 Indemnification.

3.6.1 To the fullest extent permitted by law, Consultant shall defend (with counsel of City's choosing), indemnify and hold the City, its officials, officers, employees, volunteers, and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury of any kind, in law or equity, to property or persons, including wrongful death, in any manner arising out of, pertaining to, or incident to any acts, errors or omissions, or willful misconduct of Consultant, its officials, officers, employees, subcontractors, consultants or agents in connection with the performance of the Consultant's Services, the Project or this Agreement, including without limitation the payment of all damages, expert witness fees and attorney's fees and other related costs and expenses except such loss or damage caused by

the sole negligence or willful misconduct of the City. Consultant's obligation to indemnify shall survive expiration or termination of this Agreement and shall not be restricted to insurance proceeds, if any, received by Consultant, the City, its officials, officers, employees, agents, or volunteers.

3.6.2 If Consultant's obligation to defend, indemnify, and/or hold harmless arises out of Consultant's performance as a "design professional" (as that term is defined under Civil Code section 2782.8), then, and only to the extent required by Civil Code section 2782.8, which is fully incorporated herein, Consultant's indemnification obligation shall be limited to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Consultant, and, upon Consultant obtaining a final adjudication by a court of competent jurisdiction, Consultant's liability for such claim, including the cost to defend, shall not exceed the Consultant's proportionate percentage of fault.

### **3.7 General Provisions.**

3.7.1 Accounting Records. Consultant shall maintain complete and accurate records with respect to all costs and expenses incurred under this Agreement. All such records shall be clearly identifiable. Consultant shall allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Agreement. Consultant shall allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years from the date of final payment under this Agreement.

#### 3.7.2 Independent Contractors and Subcontracting.

3.7.2.1 Use of Consultants. Consultant is aware of statutory and case law regarding classification of workers as independent contractors, including California Labor Code Section 2750.3 and Dynamex Operations West, Inc. v. Superior Court, 4 Cal. 5th 903 (2018). To ensure that Consultant is in compliance with the California Labor Code, Consultant shall only utilize its employees to provide the Services. Consultant may not provide the services through any independent contractor, subcontractor or subconsultant ("Subcontractor(s)") unless approved by the City as set forth in Section 3.7.2.2 below. Consultant represents and warrants that all personnel who perform the Services on Consultant's behalf are Consultant's employees, and that Consultant complies with all applicable laws, rules and regulations governing its employees, including, but not limited to, the California Labor Code, Unemployment Insurance Code and all applicable Industrial Welfare Commission Wage Orders.

3.7.2.2 Prior Approval Required. Consultant shall not use any Subcontractor to provide the Services, or any portion of the work required by this Agreement, without prior written approval of City. In the event that City authorizes Consultant to use a Subcontractor, Consultant shall enter into a written agreement with the Subcontractor, which must include all provisions of the Agreement, including a restriction on the Subcontractor's use of further independent contractors, subcontractors or subconsultants without the City's prior written consent.

3.7.3 Delivery of Notices. All notices permitted or required under this Agreement shall be given to the respective parties at the following address, or at such other address as the respective parties may provide in writing for this purpose:

Consultant: City Advisors  
15 Rastro Street  
Rancho Mission Viejo, CA 92694  
ATTN: Stephanie Tomaino

City: City of Coachella  
53990 Enterprise Way  
Coachella, CA 92236  
ATTN: Gabriel Perez, Development Services Director

Such notice shall be deemed made when personally delivered or when mailed, forty-eight (48) hours after deposit in the U.S. Mail, first class postage prepaid and addressed to the party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

### 3.7.4 Ownership of Materials and Confidentiality.

3.7.4.1 Documents & Data; Licensing of Intellectual Property. This Agreement creates a non-exclusive and perpetual license for City to copy, use, modify, reuse, or sublicense any and all copyrights, designs, and other intellectual property embodied in plans, specifications, studies, drawings, estimates, and other documents or works of authorship fixed in any tangible medium of expression, including but not limited to, physical drawings or data magnetically or otherwise recorded on computer diskettes, which are prepared or caused to be prepared by Consultant under this Agreement ("Documents & Data"). All Documents & Data shall be and remain the property of City, and shall not be used in whole or in substantial part by Consultant on other projects without the City's express written permission. Within thirty (30) days following the completion, suspension, abandonment or termination of this Agreement, Consultant shall provide to City reproducible copies of all Documents & Data, in a form and amount required by City. City reserves the right to select the method of document reproduction and to establish where the reproduction will be accomplished. The reproduction expense shall be borne by City at the actual cost of duplication. In the event of a dispute regarding the amount of compensation to which the Consultant is entitled under the termination provisions of this Agreement, Consultant shall provide all Documents & Data to City upon payment of the undisputed amount. Consultant shall have no right to retain or fail to provide to City any such documents pending resolution of the dispute. In addition, Consultant shall retain copies of all Documents & Data on file for a minimum of fifteen (15) years following completion of the Project, and shall make copies available to City upon the payment of actual reasonable duplication costs. Before destroying the Documents & Data following this retention period, Consultant shall make a reasonable effort to notify City and provide City with the opportunity to obtain the documents.

3.7.4.2 Subconsultants. Consultant shall require all subconsultants to agree in writing that City is granted a non-exclusive and perpetual license for any Documents & Data the subconsultant prepares under this Agreement. Consultant represents and warrants that Consultant has the legal right to license any and all Documents & Data. Consultant makes no such representation and warranty in regard to Documents & Data which were prepared by design professionals other than Consultant or its subconsultants, or those provided to Consultant by the City.

3.7.4.3 Right to Use. City shall not be limited in any way in its use or reuse of the Documents and Data or any part of them at any time for purposes of this Project or

another project, provided that any such use not within the purposes intended by this Agreement or on a project other than this Project without employing the services of Consultant shall be at City's sole risk. If City uses or reuses the Documents & Data on any project other than this Project, it shall remove the Consultant's seal from the Documents & Data and indemnify and hold harmless Consultant and its officers, directors, agents and employees from claims arising out of the negligent use or re-use of the Documents & Data on such other project. Consultant shall be responsible and liable for its Documents & Data, pursuant to the terms of this Agreement, only with respect to the condition of the Documents & Data at the time they are provided to the City upon completion, suspension, abandonment or termination. Consultant shall not be responsible or liable for any revisions to the Documents & Data made by any party other than Consultant, a party for whom the Consultant is legally responsible or liable, or anyone approved by the Consultant.

3.7.4.4 Indemnification. Consultant shall defend, indemnify and hold the City, its directors, officials, officers, employees, volunteers and agents free and harmless, pursuant to the indemnification provisions of this Agreement, for any alleged infringement of any patent, copyright, trade secret, trade name, trademark, or any other proprietary right of any person or entity in consequence of the use on the Project by City of the Documents & Data, including any method, process, product, or concept specified or depicted.

3.7.4.5 Confidentiality. All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other Documents & Data either created by or provided to Consultant in connection with the performance of this Agreement shall be held confidential by Consultant. Such materials shall not, without the prior written consent of City, be used by Consultant for any purposes other than the performance of the Services. Nor shall such materials be disclosed to any person or entity not connected with the performance of the Services or the Project. Nothing furnished to Consultant which is otherwise known to Consultant or is generally known, or has become known, to the related industry shall be deemed confidential. Consultant shall not use City's name or insignia, photographs of the Project, or any publicity pertaining to the Services or the Project in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent of City.

3.7.4.6 Confidential Information. The City shall refrain from releasing Consultant's proprietary information ("Proprietary Information") unless the City's legal counsel determines that the release of the Proprietary Information is required by the California Public Records Act or other applicable state or federal law, or order of a court of competent jurisdiction, in which case the City shall notify Consultant of its intention to release Proprietary Information. Consultant shall have five (5) working days after receipt of the release notice to give City written notice of Consultant's objection to the City's release of Proprietary Information. Consultant shall indemnify, defend and hold harmless the City, and its officers, directors, employees, and agents from and against all liability, loss, cost or expense (including attorney's fees) arising out of a legal action brought to compel the release of Proprietary Information. City shall not release the Proprietary Information after receipt of an objection notice unless either: (1) Consultant fails to fully indemnify, defend (with City's choice of legal counsel), and hold City harmless from any legal action brought to compel such release; and/or (2) a final and non-appealable order by a court of competent jurisdiction requires that City release such information.

3.7.5 Cooperation; Further Acts. The Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary,

appropriate or convenient to attain the purposes of this Agreement.

3.7.6 Entire Agreement. This Agreement contains the entire agreement of the Parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings or agreements.

3.7.7 Attorneys' Fees. If either party commences an action against the other party, either legal, administrative or otherwise, arising out of or in connection with this Agreement, the prevailing party in such litigation shall be entitled to have and recover from the losing party reasonable attorneys' fees and all costs of such action.

3.7.8 Governing Law. This Agreement shall be governed by the laws of the State of California. Venue shall be in Riverside County. In addition to any and all contract requirements pertaining to notices of and requests for compensation or payment for extra work, disputed work, claims and/or changed conditions, Consultant must comply with the claim procedures set forth in Government Code sections 900 et seq. prior to filing any lawsuit against the City. Such Government Code claims and any subsequent lawsuit based upon the Government Code claims shall be limited to those matters that remain unresolved after all procedures pertaining to extra work, disputed work, claims, and/or changed conditions have been followed by Consultant. If no such Government Code claim is submitted, or if any prerequisite contractual requirements are not otherwise satisfied as specified herein, Consultant shall be barred from bringing and maintaining a valid lawsuit against the City.

3.7.9 Time of Essence. Time is of the essence for each and every provision of this Agreement.

3.7.10 City's Right to Employ Other Consultants. City reserves right to employ other consultants in connection with this Project.

3.7.11 Successors and Assigns. This Agreement shall be binding on the successors and assigns of the parties.

3.7.12 Assignment or Transfer. Consultant shall not assign, sublet, or transfer this Agreement or any rights under or interest in this Agreement without the written consent of the City, which may be withheld for any reason. Any attempt to so assign or so transfer without such consent shall be void and without legal effect and shall constitute grounds for termination. Consultant shall not subcontract any portion of the Services required by this Agreement, except as expressly stated herein, without prior written approval of City. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement.

3.7.13 Construction; References; Captions. Since the Parties or their agents have participated fully in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and not strictly for or against any Party. Any term referencing time, days or period for performance shall be deemed calendar days and not work days. All references to Consultant include all personnel, employees, agents, and subconsultants of Consultant, except as otherwise specified in this Agreement. All references to City include its elected officials, officers, employees, agents, and volunteers except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content, or intent of this Agreement.

3.7.14 Amendment; Modification. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing and signed by both Parties.

3.7.15 Waiver. No waiver of any default shall constitute a waiver of any other default or breach, whether of the same or other covenant or condition. No waiver, benefit, privilege, or service voluntarily given or performed by a Party shall give the other Party any contractual rights by custom, estoppel, or otherwise.

3.7.16 No Third-Party Beneficiaries. There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

3.7.17 Invalidity; Severability. If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

3.7.18 Prohibited Interests. Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Consultant further agrees to file, or shall cause its employees or subconsultants to file, a Statement of Economic Interest with the City's Filing Officer as required under state law in the performance of the Services. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

3.7.19 Authority to Enter Agreement. Consultant has all requisite power and authority to conduct its business and to execute, deliver, and perform the Agreement. Each Party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and bind each respective Party.

3.7.20 Counterparts. This Agreement may be signed in counterparts, each of which shall constitute an original.

3.7.21 Survival. All rights and obligations hereunder that by their nature are to continue after any expiration or termination of this Agreement, including, but not limited to, the indemnification obligations, shall survive any such expiration or termination.

3.7.22 Order of Precedence. The following order and succession of the referenced documents shall govern in the event of conflict between documents:

- 3.7.22.1 Amendment(s)
- 3.7.22.2 This Agreement
- 3.7.22.3 Task Orders

[SIGNATURES ON NEXT PAGE]

**SIGNATURE PAGE TO PROFESSIONAL SERVICES AGREEMENT FOR ON-CALL SERVICES BETWEEN THE CITY OF COACHELLA AND CITY ADVISORS**

IN WITNESS WHEREOF, each of the Parties has caused this Agreement to be executed on the day and year first above written.

**CITY OF COACHELLA**

**CITY ADVISORS**

*Approved By:*

\_\_\_\_\_  
Gabriel D. Martin, Ph.D.  
City Manager

*Approved as to Form:*

\_\_\_\_\_  
Best Best & Krieger LLP  
City Attorney

*Attested By:*

\_\_\_\_\_  
City Clerk

By: \_\_\_\_\_

Its: \_\_\_\_\_

Printed Name: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

Printed Name: \_\_\_\_\_

## EXHIBIT "A" SCOPE OF SERVICES

City Advisors focuses on providing reliable, affordable, and efficient contract planning services that is flexible and can be adapted to fit the City's specific staffing needs and budgetary constraints. The Project Manager, Stephanie Tomaino, will work with the Development Services Director ("Director") to refine the project-specific scope of work and identify a maximum number of hours to allocate towards the project tasks. We guarantee work will be completed within the contract budget, and without the need for change orders.

City Advisors prides itself on operating honestly, with integrity, and with the highest ethical standards. Exclusively serving public agency clients allows the company to avoid any perceived conflicts of interest. Clients can rely on City Advisors to follow through on our commitments, produce high-quality work, be proactive communicators, and avoid unexpected costs throughout the entire contract term.

City Advisors uses a collaborative and results-driven approach to project management. The Project Manager will provide regular updates on project statuses, communicate any roadblocks, and identify solutions. The Project Manager is an experienced supervisor that can operate independently, while recognizing issues that require staff consultation before proceeding with the work. The company is invested in building a positive and supportive relationship with City staff and to make a meaningful impact in the community.

City Advisors offers a full complement of planning services including the following:

### **Zoning Ordinance Updates**

City Advisors will work closely with the Director to develop a detailed scope of work and identify City needs for a comprehensive Zoning Ordinance Update. The streamlining effort may include updating regulations for parking, signage, accessory dwelling units, development standards, land uses, and street vendors. The Project Manager's responsibilities will include, but are not limited to: review current Zoning Ordinance and local regulations; review current State legislation; review current implementation methods and staff interpretations; research regulations and policies from other surrounding cities; discuss challenges and opportunities for improvement with city staff; discuss conceptual Code changes with Director; prepare detailed Zoning Ordinance amendments in track-changes; prepare summary tables presenting changes in consolidated format; hold regular check-ins with Director; work with staff to schedule public meetings; draft public hearing notices, staff reports, resolutions, and attachments; finalize agenda packets following review by the Director; prepare PowerPoint presentations; attend public meetings; present to approval bodies; and participate in any implementation tasks as directed by the Director, such as creating handouts, assisting with website updates, and presenting to in-house planning staff.

## **Entitlement Case Processing**

City Advisors will process any assigned discretionary planning applications, including: Tentative Tract Maps, Tentative Parcel Maps, Conditional Use Permits, Architectural Reviews, and Variances. The Project Manager will oversee all aspects of the case processing, including but not limited to: review development proposals for consistency with the Zoning Ordinance, General Plan, and other local policies and regulations; route applications to other City departments and divisions; consolidate comments from the Planning Division and other City staff into screencheck letters; communicate project statuses and City comments to applicants; coordinate meetings between applicants and City staff; process and review application resubmittals and revisions; work with City staff to schedule public hearings; request conditions of approval from other divisions; draft public hearing notices, staff reports, resolutions, and conditions; finalize agenda packets following review by the Director; prepare PowerPoint presentations; and present projects and staff recommendations to approval bodies. The Project Manager will also ensure all associated administrative tasks are completed, including: monitor developer deposits, log billable hours and tasks, maintain public records and correspondence in City's database, update project statuses in City's permit software, rename files, and organize project folders for easy access.

## **Additional Projects**

City Advisors provides project management support on additional assigned projects, such as: Code implementation, permit reviews, new applications development, permit process improvements, standard operating procedures, strategic planning, implementation plans, and other special projects.

**EXHIBIT "B"  
SAMPLE TASK ORDER FORM**

Task Order No. \_\_\_\_\_

Agreement: On-Call Planning Services with City Advisors

Consultant: City Advisors

**The Consultant is hereby authorized to perform the following services subject to the provisions of the Agreement identified above:**

**List any attachments:** (Please provide if any.)

**Dollar Amount of Task Order:** Not to exceed \$\_\_\_\_\_,\_\_\_\_\_.00

**Completion Date:** \_\_\_\_\_

The undersigned Consultant hereby agrees that it will provide all equipment, furnish all materials, except as may be otherwise noted above, and perform all services for the work above specified in accordance with the Agreement identified above and will accept as full payment therefore the amount shown above.

**CITY OF COACHELLA**

**City Advisors**

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

**EXHIBIT "C"  
COMPENSATION**

The Consultant's hourly billing rate for the initial year of the contract is \$115 per hour. The hourly billing rate is subject to an annual Consumer Price Index adjustment of 3% over the term of the agreement.



**CITY ADVISORS**

A low-angle, upward-looking photograph of a modern building facade. The building features a grid of white rectangular panels and dark-tinted windows, creating a strong geometric pattern. The perspective is from the bottom left, looking up towards the top right.

***STATEMENT OF  
QUALIFICATIONS***



October 26, 2022

Gabriel Perez  
Development Services Director  
City of Coachella  
53990 Enterprise Way  
Coachella CA 92236

Dear Mr. Perez,

City Advisors appreciates the opportunity to submit the following Statement of Qualifications.

### **Company Overview**

City Advisors is a contract planning startup established in 2022. The company exclusively serves public agencies providing current and long-range planning services.

City Advisors differentiates itself from other planning consulting firms by providing reliable, affordable, and efficient contract services. With little overhead, City Advisors offers two flexible billing options: a traditional time and materials structure, or a project-based fee structure. The company works collaboratively with cities to develop a project budget that fits within the agency's means. This unique business model allows City Advisors to offer the most competitive rates around, while providing flexible staffing options if project needs change.

City Advisors prides itself on operating honestly, with integrity, and with the highest ethical standards. Clients can rely on us to follow through on our commitments and avoid unexpected costs throughout the entire contract term. The Project Manager will provide regular updates on project statuses, communicate any roadblocks, and identify solutions.

City Advisors is excited to partner with cities to tackle work backlogs, provide focused support on high-priority entitlement and long-range planning projects, and work with city staff to raise customer service levels.

### **Services Provided**

City Advisors offers a full complement of planning services including the following:

- Building Plan Check Reviews
- Code Implementation
  - Including: Designing Applications & Standard Operating Procedures
- Entitlement Case Processing
- Planning Application Case Processing

- Ordinance Development
  - Including: Housing Element Implementation and Objective Design Standards
- Permit Software Implementation
- Permit Process Improvements
  - Including Process Mapping and Recommended Strategies
- Special Planning Project Management
- Special Project Management for all City Departments
- Strategic Planning and Implementation Plans for all City Departments
- Zoning Code Amendments
  - Including: Streamlining Initiatives and Comprehensive Updates

## Project Manager

- Stephanie Tomaino, AICP will serve as the Planning Consultant assigned to support the City. Stephanie has over 15 years of professional planning experience. Most of those years were spent in local government serving as an in-house planner at the cities of San Clemente, Irvine, Costa Mesa, Lake Forest, and Mission Viejo. During that time, she managed the Current Planning operations of a Community Development Department supervising a team of staff and contract planners to process over 300 planning applications and 2,000 building plan reviews each year. Stephanie processed many high-profile discretionary applications and is very comfortable presenting projects at public hearings to the Planning Commission and City Council. Prior to founding the company, Stephanie worked in the real estate and development division of Amazon as a Senior Entitlements Manager. In that capacity, she supervised Amazon's network of last-mile delivery stations in Southern California and the greater Southwest region. Stephanie is a certified planner and active volunteer leader within the American Planning Association (APA) at both the California Chapter and local Orange County levels. She is a part-time lecturer within UC Irvine's Master of Urban and Regional Planning program. Stephanie holds a Master's degree in Urban and Regional Planning from California Polytechnic University, Pomona, and Bachelor of Art degrees from UC Irvine.

## Project Experience

Over the course of her 15-year professional planning career, Stephanie developed project experience in the following areas:

- Architectural Design Review
- Board, Commission, and City Council presentations
- Community Engagement and Consensus Building
- CEQA and Environmental Compliance
- Coastal Development Permits
- Conditional Use Permits
- Historic Preservation, including reviewing historic resources for compliance with local, State, and Federal regulations
- Minor Exceptions/Adjustments from Code Standards

- Redevelopment of Commercial and Industrial Properties
- Residential Subdivisions
- Site Development Reviews
- Wireless and Small Cell Facilities (Ministerial and Discretionary Reviews)
- Zoning Code Amendments
- Zoning Compliance Reviews (Ministerial and Discretionary)

## Billing Structure

Due to the ongoing planning needs of the City of Coachella, a standard time and materials contract is recommended. For long-range planning assignments, the Project Manager will work with the Contract Supervisor to develop the scope of work and identify a maximum number of weekly hours to dedicate towards the project tasks to ensure work is completed within the Department's budget. For current planning assignments, costs will be based on the number of hours involved in reviewing and processing the entitlement applications. All work will be completed remotely outside of City Hall.

## Fees

The Project Manager's hourly billing rate for the initial year of the contract is \$115 per hour. The hourly billing rate is subject to an annual Consumer Price Index adjustment of 3% over the term of the agreement.

We look forward to supporting the City of Coachella with current and future planning needs.

Sincerely,

A handwritten signature in black ink that reads "Stephanie Tomaino".

Stephanie Tomaino, AICP  
Owner and Principal



**STAFF REPORT**  
**11/9/2022**

**TO:** Honorable Mayor and City Council Members

**FROM:** Gabriel Perez, Development Services Director

**SUBJECT:** Introduce Ordinance No. 1199 for first reading amending Chapter 4.40 of the Coachella Municipal Code pertaining to the collection of Transportation Uniform Mitigation Fees (TUMF).

**STAFF RECOMMENDATION:**

Staff recommends that the City Council introduce Ordinance No. 1199 for first reading, by title only, to amend Chapter 4.40 of the Coachella Municipal Code pertaining to the collection of Transportation Uniform Mitigation Fees (TUMF).

**EXECUTIVE SUMMARY:**

Ordinance No. 1199 would modify the Coachella Municipal Code relating to the Transportation Unified Mitigation Fee (TUMF), which would authorize an inflation adjustment for the each fiscal year reflecting the annual Consumer Price Index (CPI) increase when an action by the Coachella Valley Association of Governments (CVAG) Executive Committee approves adjusting the TUMF rates for fiscal year.

**BACKGROUND:**

The TUMF was established in 1989 as a one-time impact fee charged on all new development occurring within the CVAG region. TUMF funds are applied to transportation-related facilities and infrastructure required to address new growth within the Coachella Valley and are intended to compliment revenue generated through Riverside County's Measure A sales tax. The current TUMF rates were adopted in 2018. The existing ordinance requires that a resolution be presented annually to the City Council authorizing the inflation adjustment to the TUMF subsequent to an action by CVAG to adjust TUMF. CVAG is requesting that cities adopt a TUMF model ordinance, which would allow the City to administratively implement the TUMF adopted by CVAG for the corresponding fiscal year.

**DISCUSSION/ANALYSIS:**

The CVAG Executive Committee approved adjusting the TUMF rates for fiscal year 2022-2023 by rise 8.2% rise in CPI. The comparison of current and proposed increase in fees is shown below in Table 1.

**Table 1 –  
TUMF Increase FY 2022-23**

<i>TUMF Category</i>	<i>Current Rate</i>	<i>Proposed Rate</i>	<i>Difference</i>
<b><i>Residential (per dwelling unit)</i></b>			
<i>Single family detached</i>	\$2,358	<b>\$2,550</b>	\$192
<i>Multi-family attached</i>	\$1,358	<b>\$1,470</b>	\$112
<i>Nursing/congregate care</i>	\$505	<b>\$545</b>	\$40
<i>Transit oriented single family</i>	\$2,004	<b>\$2,170</b>	\$166
<i>Transit oriented multi-family</i>	\$1,154	<b>\$1,250</b>	\$96
<b><i>Non Residential (per 1,000 sq. ft)</i></b>			
<i>Retail</i>	\$6,135	<b>\$6,640</b>	\$505
<i>Office</i>	\$2,440	<b>\$2,640</b>	\$200
<i>Industrial</i>	\$1,240	<b>\$1,340</b>	\$100
<i>Fuel - gas (per dispensing unit)</i>	\$8,790	<b>\$9,515</b>	\$725
<i>Fuel - electric (per dispensing unit)</i>	\$93	<b>\$100</b>	\$7
<i>Hotel (per room)</i>	\$3,583	<b>\$3,880</b>	\$297
<i>Golf course (per acre)</i>	\$939	<b>\$1,015</b>	\$76

In addition to the TUMF increase, CVAG is requesting that cities amend their TUMF ordinances to allow for Coachella Valley cities to administratively implement the TUMF rate adjustments approved by the CVAG Executive Committee. Currently, the existing City ordinance requires that the City Council approve a resolution to implement any new TUMF rate increases. Staff believes adoption of the ordinance would streamline the TUMF adoption and allow City staff the time to prepare administration of the TUMF rate increases before the rate increases take effect.

**ALTERNATIVES:**

1. Introduce Ordinance No. 1199 for first reading, by title only, to amend Coachella Municipal Code Chapter 4.40.
2. Take no action.
3. Continue this item and provide staff with direction.

**FISCAL IMPACT:**

The total projected collection for TUMF is unknown and is dependent on future development activity. The TUMF CPI adjustment will increase the fee as determined by the CVAG Executive Committee.

**RECOMMENDED ALTERNATIVE(S):**

Staff recommends alternative #1.

Attachments:

1. Ordinance No. 1199 (1<sup>st</sup> Reading)
2. April 25, 2022 CVAG Notice of TUMF inflation adjustment
3. Existing TUMF Ordinance - C.M.C. Chapter 4.40

**ORDINANCE NO. 1199**

**AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF COACHELLA AMENDING CHAPTER 4.40  
OF TITLE 4 OF THE COACHELLA MUNICIPAL  
CODE PERTAINING TO THE COLLECTION OF  
TRANSPORTATION UNIFORM MITIGATION FEES  
(*First Reading*)**

**WHEREAS**, the City of Coachella ("City") is a Member Agency of the Coachella Valley Association of Governments ("CVAG"), a joint powers agency consisting of the County of Riverside ("County"), the Agua Caliente Band of Cahuilla Indians, the Cabazon Band of Mission Indians, the Torres Martinez Desert Cahuilla Indians, the City of Blythe, and the nine cities (Desert Hot Springs, Palm Springs Cathedral City, Rancho Mirage, Palm Desert, Indian Wells, La Quinta, Indio and Coachella) situated in the Coachella Valley (collectively, "Member Agencies"); and

**WHEREAS**, acting in concert, the Member Agencies developed a plan whereby the shortfall in funds needed to enlarge the capacity of the Regional System of Highways and Arterials within CVAG's jurisdiction (the "Regional System") could be made up in part by a Transportation Uniform Mitigation Fee ("TUMF") imposed on future residential, commercial and industrial development within the jurisdiction; and

**WHEREAS**, as a CVAG Member Agency, the City participated in the preparation of the 1987 Coachella Valley Area Transportation Study ("1987 Transportation Study") prepared pursuant to the Mitigation Fee Act (Government Code section 66000 et seq.) and based on the 1987 Transportation Study, the City adopted and implemented CVAG's model TUMF ordinance as \* Municipal Code Chapter \*;

**WHEREAS**, CVAG commissioned Michael Baker International, Inc. to prepare an updated TUMF study entitled "Transportation Uniform Mitigation Fee (TUMF) 2018 Fee Schedule Update, Nexus Study Report", and dated March 2018 ("2018 Nexus Study") to establish updated TUMF levels and program revenue collection targets, which was approved by the CVAG Executive Committee on April 30, 2018; and

**WHEREAS**, the 2018 Nexus Study revealed the need to revise certain provisions of the model TUMF ordinance to reflect changes in the Mitigation Fee Act which governs the adoption and implementation of development impact fees and to reflect the findings of the 2018 Nexus Study; and

**WHEREAS**, by notice duly given and posted, on October 20, 2022 the City Council conducted a public hearing to consider approval of the 2018 Nexus Study and this Ordinance; and

**WHEREAS**, at the time and place set for the hearing, the City Council duly considered the data and information provided by CVAG, City staff and the public relative

to the TUMF and all other comments, whether written or oral, submitted prior to the conclusion of the hearing; and

**WHEREAS**, the City Council wishes to accurately collect TUMF fees along with the other participating jurisdictions within the Coachella Valley as requested by the CVAG General Assembly.

**WHEREAS**, The Development Services Department staff has determined that the Municipal Code Amendments are not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2), 15060(c)(3), and 15061(b)(3). The activity is not subject to CEQA because it will not result in a direct or reasonably foreseeable indirect physical change in the environment; the activity is not a project as defined in Section 15378 of the California Public Resources Code, and the activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant impact on the environment. Where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment, the activity is not subject to CEQA

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF COACHELLA DOES ORDAIN AS FOLLOWS:**

**Section 1. REVISED CHAPTER 4.40 "TRANSPORTATION UNIFORM MITIGATION FEE"**

Coachella Municipal Code Chapter 4.40, "Transportation Uniform Mitigation Fee" is hereby amended in its entirety and replaced to read as follows:

**Chapter 4.40  
Transportation Uniform Mitigation Fee**

**4.40.010 Purpose, use and findings.**

The City Council finds and determines as follows:

A. The City is a Member Agency of the Coachella Valley Association of Governments ("CVAG"), a joint powers agency consisting of public agencies situated in the Coachella Valley (collectively, "Member Agencies").

B. Acting in concert, the Member Agencies developed a plan whereby the shortfall in funds needed to enlarge the capacity of the Regional System of Highways and Arterials within CVAG's jurisdiction (the "Regional System") could be made up in part by a Transportation Uniform Mitigation Fee ("TUMF") imposed on future residential, commercial and industrial development within the jurisdiction.

C. That CVAG commissioned the preparation of various studies ("Fee Studies") which evaluate population and employment growth, future transportation needs and the availability of traditional transportation funding sources to establish updated TUMF levels and program revenue collection targets.

D. That the Fee Studies, as periodically updated, make it possible to determine a reasonable relationship between the cumulative regional impacts of new land development projects in the Coachella Valley on the Regional System and the need to mitigate these transportation impacts using funds levied through the TUMF program.

E. That the Fee Studies, as periodically updated, establish the purposes of the TUMF, which may be summarized as a uniform development impact fee to help fund construction of the Regional System needed to accommodate growth in the Coachella Valley to the year 2030.

F. That the Fee Studies, as periodically updated, establish that the TUMF proceeds will be used to help pay for the engineering, construction and acquisition of the Regional System improvements identified therein. Such improvements are necessary for the safety, health and welfare of the residential and non-residential users of the development projects on which the TUMF will be levied.

G. That the Fee Studies, as periodically updated, establish a reasonable and rational relationship between the use of the TUMF proceeds and the type of development projects on which the TUMF is imposed.

H. That the Fee Studies, as periodically updated, establish the reasonable relationship between the impact of new development and the need for the TUMF.

I. That the TUMF program revenues to be generated by new development will not exceed the total fair share of these costs.

J. That the projects and methodology identified in the Fee Studies, as periodically updated, for the collection of fees is consistent with the goals, policies, objectives and implementation measures of the City's General Plan.

K. That the TUMF program complies with the provisions of the Mitigation Fee Act.

#### **4.40.020 Definitions**

For the purposes of this chapter, the following words and phrases shall have the meanings respectively ascribed to them as follows:

"Change of use" means any change in the use of an existing building that results in the increase of vehicular trips.

“Development” means any activity which requires discretionary or ministerial action by the City resulting in the issuance of grading, building, plumbing, mechanical or electrical permits, or certificates of occupancy issued by the City to construct, or change the use of, a building or property. Where “development” applies to an enlargement of an existing building, or a change of use of an existing building that results in increased vehicle trips, the average weekday trips shall be only the additional trips in excess of those associated with the existing use.

"Fee Study" means the studies prepared by CVAG and adopted by the City Council, which supports the fee established by this chapter, and includes all the underlying reports and documents referenced therein.

"Mitigation Fee Act" means the law set forth in the California Government Code (Government Code Section 66000 et seq.) that establishes the criteria for establishing a fee as a condition of approval of a development project.

"Regional System" means the regional system of roads, streets and highways identified by CVAG in its 2016 Transportation Project Prioritization Study (TPPS) to accommodate growth in the Coachella Valley to the year 2040. Only those projects scoring above 7.5 points in the TPPS are included for TUMF consideration.

"Transportation Mitigation Trust Fund" means the fund established pursuant to this chapter.

“TUMF” means the Transportation Uniform Mitigation Fee established by this chapter.

#### **4.40.030 Fee Established**

A. There is established a Transportation Uniform Mitigation Fee ("TUMF"), which shall apply to new development yet to receive final discretionary approval and/or issuance of a building permit or other development right and to any reconstruction or new use of existing buildings that results in change of use and generates additional vehicular trips.

B. The facilities to be funded by the TUMF are detailed in the Fee Study, which is on file with the City's Development Services Department.

C. The TUMF is in addition to the requirements imposed by other City laws, policies or regulations relating to the construction or the financing of the construction of public improvements within subdivisions or developments.

#### **4.40.040 Fund Established**

A. There is established a Transportation Mitigation Trust Fund ("Trust Fund") into which TUMF proceeds shall be deposited.

B. TUMF proceeds shall be imposed and collected by the City and shall be transmitted to CVAG to be placed in the Trust Fund. All interest or other earnings of the Trust Fund shall be credited to the Trust Fund.

C. CVAG shall administer the Trust Fund in accordance with the Mitigation Fee Act.

#### **4.40.050 Calculation and Collection of the TUMF**

A. The method of calculating the TUMF shall be described in CVAG's Transportation Uniform Mitigation Fee Handbook, a copy of which is on file with the City's Public Works Department.

B. The amount of the fees due shall be the amount adopted by the CVAG Executive Committee. The TUMF shall be collected pursuant to the City's established procedures for the collection of development impact fees.

#### **4.40.060 Use Restrictions**

TUMF proceeds shall be solely used for the engineering, construction and acquisition of the Regional System improvements identified in the Fee Study and any other purpose consistent with this chapter. TUMF proceeds shall not be used for Regional System maintenance.

#### **4.40.070 Exemptions and Credits**

A. The following developments are exempted from payment of the fee required by this chapter:

1. Low and lower-income residential housing, including single-family homes, apartments and mobile homes built for those whose income is no more than eighty percent of the median income in the San Bernardino-Riverside Standard Metropolitan Statistical Area and as determined and approved by the City Council or its designee. The sales or rental price shall not exceed the affordability criteria as established under HUD Section 8 guidelines.

B. Credit against the TUMF shall be given where a developer improves streets included within the Regional System beyond the City's requirements established for on-site and off-site improvements imposed upon projects. To receive a credit, the developer shall obtain in advance an agreement with CVAG pursuant to CVAG's rules and regulations. That credit shall be an amount equal to the actual engineering and construction costs incurred at the time of the development to the

extent that CVAG has included those costs in its estimated cost of constructing the Regional System.

**4.40.070 Appeal Procedures**

A. Any developer, who, because of the nature or type of uses proposed for a development project, contends that application of the TUMF is unconstitutional or unrelated to mitigation of the burdens of the development, may file a written appeal with the City within ninety days after imposition of the TUMF as a condition of approval or as otherwise provided by the Mitigation Fee Act.

B. The appeal shall be heard by the CVAG Executive Committee in accordance with CVAG's established policies and procedures for conducting such matters. The decision of the Executive Committee shall be final.

**4.40.080 Administrative Fee**

A. The City may impose an administrative fee in an amount computed to cover the average cost to the City of processing the TUMF. The City shall establish such fee in accordance with the City's procedures for establishing service-related fees.

B. The administrative fee authorized by this section shall be in addition to the fee imposed under Section 4.40.30. The administrative fee, when collected, shall be retained by the City to recover its costs.

**Section 2. SEVERABILITY**

The City Council declares that, should any provision, section, paragraph, sentence or word of this ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this ordinance as hereby adopted shall remain in full force and effect.

**Section 3. Publication and Effective Date.** The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause this Ordinance to be published or posted as required by law, which shall take full force and effect thirty (30) days from its adoption.

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_\_ of \_\_\_\_\_, 2022 by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Steven Hernandez, Mayor  
City of Coachella

ATTEST:

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Angela M. Zepeda, City Clerk  
City of Coachella

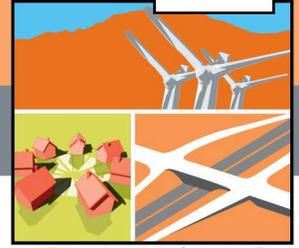
APPROVED AS TO FORM:

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Carlos Campos, Best Best & Krieger LLP  
City Attorney

# COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS

73-710 Fred Waring Dr., Suite 200, Palm Desert, CA 92260 · (760) 346-1127 · [www.cvag.org](http://www.cvag.org)



# CVAG

April 28, 2022

## REVISED FEE SCHEDULE FOR THE TRANSPORTATION UNIFORM MITIGATION FEE EFFECTIVE JANUARY 1, 2023

The Transportation Uniform Mitigation Fee (TUMF) is a development impact fee designed to offset the effects of population growth on transportation infrastructure within the Coachella Valley. It is charged on any construction that will result in an increase in vehicular trips.

The TUMF is collected by the permitting jurisdiction in accordance with an adopted local ordinance, which further allows for an annual adjustment for inflation based on the Consumer Price Index for the Riverside-San Bernardino-Ontario metropolitan area. This inflation factor has been applied to the current fee schedule and results in the revised rates that will be assessed on new development starting January 1, 2023.

<i><b>TUMF Category</b></i>	<i><b>Assessment Unit</b></i>	<i><b>Rate as of January 1, 2023</b></i>
<i>Single family detached</i>	Dwelling unit	\$2,550
<i>Multi-family attached</i>	Dwelling unit	\$1,470
<i>Nursing/congregate care</i>	Dwelling unit	\$545
<i>Retail</i>	1,000 sq. ft.	\$6,640
<i>Office</i>	1,000 sq. ft.	\$2,640
<i>Industrial</i>	1,000 sq. ft.	\$1,340
<i>Fuel-gas</i>	Dispensing unit	\$9,515
<i>Fuel-electric</i>	Dispensing unit	\$100
<i>Hotel</i>	Room	\$3,880
<i>Golf course</i>	Acre	\$1,015

For any question regarding the application of TUMF, please contact the Coachella Valley Association of Governments at (760) 346-1127 or by emailing [cvag@cvag.org](mailto:cvag@cvag.org).

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## Chapter 4.40 TRANSPORTATION MITIGATION FEE

### 4.40.010 Transportation mitigation fee.

- A. The city council of the city finds that future development within the city and within the Coachella Valley to the year 2010 will result in traffic volumes in excess of capacity on the regional system of streets, arterials and highways now existing.
- B. The city council finds that failure to expand the capacity of the existing circulation system will cause unacceptable levels of congestion on the streets and arterials of the regional system.
- C. The city council also finds and declares that in the absence of this chapter imposing a fair share traffic fee upon new development, existing and future sources of revenue are inadequate to fund substantial portions of the regional transportation system improvements needed to avoid unacceptable levels of congestion and related adverse impacts.
- D. The city council finds that exactions from development will construct only a portion of the local and regional facilities and that the adoption of this transportation uniform mitigation fee article will raise the additional revenues needed to construct the improvements to accommodate traffic that will be generated by development of land within the city and within the Coachella Valley.
- E. The city council also finds that the Coachella Valley area transportation study has determined the extent to which the new development of land will generate traffic volumes impacting the roadway system and that this chapter establishes a fair and equitable method for distributing the unfunded costs of transportation improvements necessary to accommodate the traffic volumes generated by such development.
- F. The city council further finds that the regional transportation improvements and the transportation uniform mitigation fee established by this chapter are based on the findings of the 1987 Coachella Valley Area Transportation Study whose policy-committee members represented all nine cities in the Coachella Valley and Riverside County. This study has established that growth in the year 2010 will affect the entire regional transportation system and therefore the area of impact for future development is the entire Coachella Valley as defined in this chapter. The study made the following additional findings:
  1. Population and employment within the Coachella Valley is expected to double by the year 2010 and would cause levels of service E and F (as defined in the National Academy of Sciences 1964 Highway Capacity Manual and as updated in the 1985 Highway Capacity Manual, Special Report 209) on existing streets and arterials.
  2. The Coachella Valley area transportation study shows that by the year 2010 the Coachella Valley will increasingly become a more integrated and interdependent Valley, most as intercity trips for both residents and visitors.
  3. The 1987 Coachella Valley area transportation study modeled and evaluated the effect of projected growth to the year 2010 on all major streets and highways in the Coachella Valley and found that without expansion, the transportation system would suffer severe congestion. Further, the study showed that the recommended transportation improvements would accommodate the traffic anticipated in the year 2010 at the desired level of service C.
  4. In the year 2010, according to the Coachella Valley area transportation study, the valley will remain a self-contained community where jobs and the labor force are well-balanced. The increase in intercity travel, however, will result in an increase in average trip length.

5. Existing and future sources of public revenues are insufficient to fund all the needed transportation improvements.
  6. The revenues generated by this transportation mitigation fee will provide the additional funds necessary to construct the transportation improvements and provide the additional capacity needed by the year 2010 to accommodate the traffic generated by the development of land in the city and in the Coachella Valley.
  7. The transportation mitigation fee is a fair and equitable method of distributing the cost of transportation improvements among the developments which will generate the increased traffic.
- G. The city council adopts all findings and incorporates by reference all findings contained in the following reports/studies, attached as exhibits on file in the office of the city clerk:
1. Coachella Valley area transportation study, dated December, 1987, exhibit A on file in the office of the city clerk;
  2. Transportation Uniform Mitigation Fee Ordinance Report, dated June, 1988, exhibit B on file in the office of the city clerk;
  3. Transportation Expenditure Plan: Scope and Cost Review, May, 1988 by Bechtel Civil, Inc., exhibit C on file in the office of the city clerk;
  4. Institute of Transportation Engineers (ITE), 3rd Edition, exhibit D on file in the office of the city clerk, with the exception as referenced in Section 4.40.020.

(Prior code § 31-26)

#### **4.40.020 Definitions.**

"Coachella Valley" means those combined boundaries of the Palm Springs unified school district, Desert Sands unified school district and that part of the Coachella unified school district within Riverside County.

"Regional system" means the regional system of roads, streets and highways identified by CVAG in its 2016 Transportation Project Prioritization Study (TPPS) to accommodate growth in the Coachella Valley to the year 2040. Only those projects scoring above 7.5 points in the TPPS are included for TUMF consideration.

"The Coachella Valley area transportation study" means that report published by the Southern California Association of Governments and dated December, 1987, attached as exhibit A on file in the office of the city clerk, or as subsequently amended by the entities/jurisdictions of the Coachella Valley Association of Governments.

"Average weekday trips" means the average number of daily vehicle trips to or from a designated land use Monday through Friday.

"Change of use" means any change in the use of an existing building which results in the increase of vehicular trips.

"Trip generation rate" means the number of average weekday trips generated by a particular land use. The trip generation rate for each of the following land-use categories shall be the rate published by the Institute of Transportation Engineers (ITE), 4th edition, or as revised, as noted in Section VII: "Trip Generation Land Use Code," attached as exhibit D on file in the office of the city clerk, calculated upon the measurement specified in this chapter. If a developer is required to prepare a traffic study, the trip-generation rate shall be as determined by that traffic study and approved by the appropriate general purpose government, but in no case may the rates be less than the ITE rates calculated upon the measurement as specified in this chapter. Trip generation rates shall be calculated based upon the following measurement:

- A. Residential. Single-family, multi-family, condominiums, planned unit developments, and mobilehomes shall be calculated per dwelling unit.
- B. Lodging. Hotels, resort hotels, and motels shall be calculated per room.
- C. Restaurants. Low turnover, sit-down, high turnover, and drive-through shall be calculated per one thousand (1,000) square feet gross floor area.
- D. Retail. Stand-alone convenience store and shopping centers, shall be calculated per one thousand (1,000) gross square feet.
- E. Office Space. Office space shall be calculated per one thousand (1,000) square feet of gross floor area.
- F. Banks. Walk-in, with drive-through, savings and loan and savings and loan with drive-through shall be calculated per one thousand (1,000) gross square feet.
- G. Light Industry/Manufacturing. Industrial park and manufacturing shall be calculated per one thousand (1,000) gross square feet.
- H. Medical. Hospitals shall be calculated per one thousand (1,000) gross square feet.
- I. Recreation. Golf courses independent of hotels shall be calculated per parking space; racquet clubs shall be calculated per court.
- J. Convention Centers. Shall be calculated per one thousand (1,000) gross square feet.

"Development" means any activity which requires discretionary or ministerial action by the city resulting in the issuance of grading, building, plumbing, mechanical, or electrical permits, or certificates of occupancy issued by the city to construct, or change the use of, a building or property. Where development applies to an enlargement of an existing building, or a change of use of an existing building which results in increased vehicle trips, the average weekday trips shall be only the additional trips in excess of those associated with the existing use.

"The Coachella Valley Association of Governments", hereinafter "CVAG," means the legal entity which will manage and administer the transportation uniform mitigation fee in accordance with the laws of the state of California.

(Prior code § 31-27)

(Ord. No. 1126, § 1, 11-14-18)

#### **4.40.030 Applicability.**

The provisions of this chapter shall apply only to new development yet to receive final discretionary approval and or issuance of a building permit or other development right and to any reconstruction or new use of existing buildings that results in change of use and generates additional vehicular trips. The provisions of this chapter shall take effect on July 1, 1989.

(Prior code § 31-28)

#### **4.40.040 Establishment of transportation mitigation fee.**

- A. There is established a transportation uniform mitigation fee, the proceeds of which shall be placed in the trust fund established by CVAG and used to construct the transportation improvements and provide the additional capacity needed by the year 2010 to accommodate the traffic generated by the development of land in the city and in the Coachella Valley.

- B. The amount of the mitigation fee shall be based on the trip generation rate and as recommended by CVAG. The council shall adopt by resolution the fee amount recommended by CVAG or may adopt a higher fee amount. The executive committee of CVAG shall annually review and, if necessary, amend the amount of the recommended mitigation fee to insure that it is a fair and equitable method of distributing the costs of the improvements necessary to accommodate traffic volumes generated by future growth.
- C. The council shall annually review and, if necessary amend the amount of the mitigation fee to insure that it is a fair and equitable method of distributing the costs of the improvements necessary to accommodate traffic volumes generated by future growth. If the amount of the recommended mitigation fee is amended by CVAG pursuant to CVAG's annual review, the council shall amend its fee amount in accord or in an amount greater.
- D. No tract map, parcel map, conditional use permit, land use permit or other entitlement shall be approved unless payment of the mitigation fee is a condition of approval for any such entitlement. The mitigation fee shall be paid to the city.
- E. No building or similar permit, certificate of occupancy or business license reflecting a change of use shall be issued unless the applicant has paid the mitigation fee.
- F. Mitigation fees shall be imposed and collected by the city and shall be transmitted to CVAG to be placed in the Coachella Valley Transportation Mitigation Trust Fund. All interest or other earnings of the fund shall be credited to the fund.

(Prior code § 31-29)

#### **4.40.050 Exemptions.**

The following developments are exempted from payment of the fee required by this chapter:

- A. Low and lower-income residential housing, including single-family homes, apartments, and mobilehomes built for those whose income is no more than eighty (80) percent of the median income in the San Bernardino-Riverside Standard Metropolitan Statistical Area and as determined and approved by the legislative body or its designee. The sales or rental price shall not exceed the affordability criteria as established under HUD Section 8 guidelines.

(Prior code § 31-30)

(Ord. No. 1126, § 2, 11-14-18)

#### **4.40.060 Credits.**

- A. Where a developer improves those regional streets identified in Section 4.40.080 beyond the requirements established in subsection B of this section, the developer shall receive a credit against the Transportation Uniform Mitigation Fee. To receive a credit, the developer shall obtain in advance an agreement with CVAG pursuant to CVAG's rules and regulations. That credit shall be an amount equal to the actual engineering and construction costs incurred at the time of the development to the extent that CVAG has included those costs in its estimated cost of constructing the regional system.
- B. The fees required by this chapter shall be in addition to any fees, conditions or exactions for on-site and off-site improvements imposed upon projects pursuant to state and local laws, ordinances, or administrative policy which may authorize the imposition of conditions, fees or exactions on development and the developer shall not be entitled to any credits for such fees, conditions or exactions.
- C. If a developer constructs, or is required by the city to construct, any portion of the regional network as identified in Section 4.40.080 in excess of that required to meet standard street requirements as provided by

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local ordinances, municipal codes, and the city's general plan, the developer shall be entitled to a credit for the cost of such excess construction. All such construction on the regional network must have the approval of CVAG as to plans and detailed costs estimates.

- D. Should the credit exceed the applicant's total fee, the difference may be credited against any of the applicant's future development within five years which would be subject to the fee. The credit may not be refunded in cash.
- E. Should a developer provide improvements which benefit adjacent undeveloped land, the developer may be reimbursed for a proportionate share of the cost of such improvements contingent upon future fees contributed from other benefited developments and pursuant to special agreements made in advance with CVAG and in accordance with CVAG's rules and regulations.

(Prior code § 31-31)

#### **4.40.070 Appeal process.**

An applicant who disputes the fee may file a written notice of appeal with the executive committee of CVAG within fifteen (15) days of imposition of the fee. The executive committee of CVAG must decide the appeal by majority vote and within sixty (60) days of the filing of the appeal.

(Prior code § 31-32)

#### **4.40.080 List of projects on the regional system.**

The following transportation projects are those which when completed will together mitigate the traffic impacts of future growth in the year 2010 throughout the Coachella Valley. The following list of projects shall be annually reviewed and may be amended from time to time by CVAG.

- A. Freeway Interchanges.
  - 1. Gene Autry at I-10;
  - 2. Ramon at I-10;
  - 3. Monterey at I-10;
  - 4. Cook at I-10;
  - 5. Washington at I-10;
  - 6. Jefferson at I-10; and
  - 7. Avenue 56 at Highway 86.
- B. Railroad Crossings South of I-10.
  - 1. Gene Autry Trail;
  - 2. Ramon;
  - 3. Monterey;
  - 4. Cook;
  - 5. Washington; and
  - 6. Avenue 56.

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C. Major Primary Arterial (Involving Multiple Jurisdictions).

1. Mid-Valley Parkway (by segment):
  - a. Gene Autry Trail/Palm Drive;
  - b. Gene Autry to Monterey;
  - c. Palm Springs Bypass (Whitewater Bypass);
2. Gene Autry/Palm Drive (North of PS Bypass);
3. Ramon;
4. Gerald Ford;
5. Frank Sinatra;
6. Monterey;
7. Cook;
8. Country Club;
9. 48th Ave.;
10. Madison;
11. Jefferson;
12. Fred Waring Drive;
13. 52nd Ave.;
14. Date Palm Drive;
15. Vista Chino;
16. Washington;
17. Bob Hope; and
18. Avenue 56.

D. Bridges Across Whitewater (Widening or New Bridge).

1. Gene Autry;
2. Ramon;
3. Frank Sinatra;
4. Monterey;
5. Cook;
6. El Dorado;
7. Madison;
8. Washington;
9. Jefferson;
10. Fred Waring Drive (two bridges);
11. Vista Chino; and

- 
12. Country Club.
- E. Bridges Over Other Channels:
1. 48th at All American (two bridges);
  2. Madison (two bridges);
  3. Jefferson (three bridges);
  4. Washington (La Quinta Evac Channel);
  5. 52nd at All American Canal;
  6. Avenue 56 at Coachella Valley Storm Channel (widen); and
  7. Ramon Road at Baristo Channel.

The Uniform Transportation Mitigation Fee shall be solely used toward funding the engineering and construction of, and purchasing right-of-way for, these regional system project and any other purpose consistent with this chapter. The fee may not be used for system maintenance.

CVAG shall annually establish priorities for the regional system projects based on the criteria set forth in the Uniform Transportation Mitigation Fee Ordinance Report, Section 4.3, exhibit B.

(Prior code § 31-34)



**STAFF REPORT**  
**11/9/2022**

**TO:** Honorable Mayor and City Council Members

**FROM:** Chris Cox, Assistant Fire Marshall

**SUBJECT:** Introduce Ordinance No. 1200, first reading, revising Municipal Code Title 15, Chapter 15.24 for the purpose of adopting the 2022 California State Fire Code.

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**STAFF RECOMMENDATION:**

Staff recommends that the City Council introduce Ordinance No. 1200 for first reading, by title only, to amend Title 15, Chapter 15.24 of the Coachella Municipal Code adopting the California Fire Code.

**BACKGROUND:**

California Fire Code updates occur every three years in order to update the State Fire Codes to the currently adopted and amended sections of the Coachella Municipal Code.

**DISCUSSION/ANALYSIS:**

California State Law Title 24 requires that the new California Model Codes (Title 24 Part 9) be adopted at a local level with local amendments prior to their official enforcement date, in this case January 1, 2023. The California Fire Code (CFC) contains regulations consistent with nationally recognized and accepted practices for safeguarding life and property from the hazards of:

- Fire and explosion.
- Dangerous conditions arising from the storage, handling, and use of hazardous materials and devices.
- Hazardous conditions in the use or occupancy of buildings or premises.

**ENVIRONMENTAL REVIEW:**

The City Council finds that this Ordinance is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonable foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

**FISCAL IMPACTS:**

There is no financial impact in adopting this ordinance for either the City or residents of the City. It does not change any fees or require expenditure of any kind and presents no financial burden to the City of Coachella residents. Lack of adoption would not relieve the City from complying with the uniform Codes.

**ALTERNATIVES:**

1. Introduce Ordinance No. 1200 for first reading, by title only, to adopt the new California State Fire Code.
2. Continue this matter and provide staff direction.
3. Take no action.

**RECOMMENDED ALTERNATIVE(S):**

Staff recommends Alternative #1 as shown above.

**Attachments:**

1. Ordinance No. 1200 (first reading)  
Exhibit A – Title 15, Chapter 15.24 Amendments

## Attachment 1

## ORDINANCE NO. 1200

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, AMENDING PROVISIONS OF THE COACHELLA MUNICIPAL CODE IN TITLE 15 BUILDING AND CONSTRUCTION, CHAPTER 15.24 REGARDING TITLE 24 PART 9 OF THE CALIFORNIA FIRE CODE. CITY-INITIATED. (*First Reading*)**

**WHEREAS**, pursuant to the authority granted to the City of Coachella (“City”) by Article XI, Section 7 of the California Constitution, the City has the police power to regulate building permitting and construction within the City in a manner designed to promote public convenience and general prosperity, as well as public health, welfare, and safety; and,

**WHEREAS**, adoption and enforcement of comprehensive fire code regulations lies within the City’s police power; and,

**WHEREAS**, the subject Municipal Code Amendment is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Sections 15060(c)(2), 15060(c)(3), and 15061(b)(3). The activity is not subject to CEQA because it will not result in a direct or reasonably foreseeable indirect physical change in the environment; the activity is not a project as defined in Section 15378 of the California Public Resources Code, and the activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant impact on the environment. Where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment, the activity is not subject to CEQA; and,

**WHEREAS**, the City Council considered the findings and facts related to adoption of the 2022 California Fire Code at the regular City Council meeting of November 9, 2022.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COACHELLA DOES ORDAIN AS FOLLOWS:**

**SECTION 1. Incorporation of Recitals.** The City Council of the City of Coachella, California, hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of this Ordinance.

**SECTION 2. Amendment to the Coachella Municipal Code.** is hereby amended to include the underlined text and delete text in strike-out as identified in “Exhibit A”

**SECTION 3. CEQA.** The City Council finds that this Ordinance is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonable foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

**SECTION 4. Effective Date.** This Ordinance shall take effect thirty (30) days after its adoption.

**SECTION 5. Severability.** If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declares that it would have passed section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unconstitutional.

**SECTION 6. Certification.** The City Clerk shall certify the passage of this Ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause the same to be published as required by law, in a local newspaper of general circulation and which is hereby designated for that purpose.

**ORDINANCE PASSED AND APPROVED** at a regular meeting of the City Council of the City of Coachella this \_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Steven Hernandez, Mayor

ATTEST:

\_\_\_\_\_  
Angela M. Zepeda, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Carlos Campos, City Attorney

I, Angela M. Zepeda, City Clerk, City of Coachella, California, certify that the foregoing Ordinance was adopted by the City Council at a regular meeting of the City Council held on the \_\_\_ day of \_\_\_\_\_ 2022 and was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Angela M. Zepeda, City Clerk

## EXHIBIT A – Ordinance No. 1200 (California Fire Code)

**Chapter 15.24 FIRE CODE<sup>1</sup>****15.24.010 Adoption of the Fire Code.**

Except as stated in this section or as amended below in Section 5 [sic] of this chapter, all of the provisions and appendices of the 2022~~19~~ California Fire Code, inclusive of all of the inclusions and exclusions set for in each chapter's matrix, are hereby adopted and shall apply to the city of Coachella. In addition, the following provisions that are excluded in the 2022~~19~~ California Fire Code are hereby adopted - Chapter 1, Division II of the California Fire Code is hereby adopted, except that Section 103.2 and ~~1114~~09.3 are not adopted, and Chapters 3, 25, and Sections 403.1~~2~~, 503, 510.2, ~~and~~ 1103.2, ~~and~~ 5707 are adopted.

~~(Ord. No. 1147, § 4, 1-22-20)~~

**~~15.24.015 Fire authority adoption of the Fire Code.~~**

~~Except as stated in this section or as amended below in Section 5 [sic] of this chapter, all of the provisions and appendices of the 2019 California Fire Code, inclusive of all of the inclusions and exclusions set for in each chapter's matrix, are hereby adopted and shall apply to the city of Coachella fire authority. In addition, the following provisions that are excluded in the 2019 California Fire Code are hereby adopted - Chapter 1, Division II of the California Fire Code is hereby adopted, except that Section 103.2 and 109.3 are not adopted, and Chapters 3, 25, and Sections 403.12, 503, 510.2, and 1103.2 are adopted.~~

~~(Ord. No. 1147, § 4, 1-22-20)~~

**15.24.020 Express findings.**

The city of Coachella finds the following:

The fire department hereby finds that the proposed amendments to the fire code are reasonable and necessary because of local climatic, geologic and topographical conditions within the city of Coachella. This finding is supported and based upon the following express findings which address each of these conditions and present the local situation which make the proposed amendments necessary.

## I. Climatic Conditions:

- A. The city of Coachella located in Riverside County is located in Southern California and covers a vast and varied geographic area. The base climate in western Riverside County consists of semi- arid Mediterranean weather patterns. Eastern Riverside County is a desert area with Mohave Desert temperatures and weather patterns. Those two primary areas are divided by the San Bernardino Mountain Range. Both areas outside of the mountain terrain annually experience extended periods of high temperatures with little or no precipitation. Hot, dry winds, which may reach speeds of seventy (70) miles per hour or greater, are common to the area. Examples are: Santa Ana/Foehn winds, afternoon surface-heating generated winds, and prevailing desert winds.

<sup>1</sup>Editor's note(s) — Ord. No. 1147, § 3, adopted Jan. 22, 2020, repealed the former Ch. 15.24, §§ 15.24.010 — 15.24.030, and § 4 of the same ord. enacted a new chapter as set out herein. The former Ch. 15.24 pertained to similar subject matter and derived from Ord. No. 1099, § 4, adopted Jan. 11, 2017.

These climatic conditions cause extreme drying of vegetation and common building materials. Frequent periods of drought and low humidity add to the fire danger. This predisposes the area to large destructive fires (conflagration) which necessitates rapid identification, locating and extinguishment of all fires in the smallest stage possible. In addition to directly damaging or destroying buildings, these fires are also prone to disrupt utility services throughout the county. Obstacles generated by a strong wind, such as fallen trees, street lights and utility poles, will greatly impact the response time to reach an incident scene. During these winds, the inability to use aerial type firefighting apparatus would further decrease our ability to stop fires in large buildings and place rescue personnel at increased risk of injury.

- B. Although Riverside County and the city of Coachella occasionally experiences periods of significant drought, the county can also experience periods of substantial rainfall. Annual rainfall varying from three inches in Blythe to over thirty-three (33) inches in Pine Cove. When Riverside County does experience heavy rain, or rain over a period of days or weeks, many areas of the county are subject to flooding. Runoff from rain drains either naturally into rivers, washes, and creeks or into flood control facilities. Flash flooding is also a common problem, especially in the Coachella Valley and the easterly portions of the county. Flash flooding is typically associated with short duration, high intensity precipitation events often associated with summer thunderstorms. Such events can occur even during a drought.
  - C. Water demand in densely populated Southern California far exceeds the quantity supplied by natural precipitation; and although the population continues to grow, the already-taxed water supply does not. California is projected to increase in population by nearly ten million over the next quarter of a century with fifty (50) percent of that growth centered in Southern California. Due to storage capacities and consumption, and a limited amount of rainfall future water allocation is not fully dependable. This necessitates the need for additional and on-site fire protection features. It would also leave tall buildings vulnerable to uncontrolled fires due to a lack of available water and an inability to pump sufficient quantities of available water to floors in a fire.
  - D. These dry climatic conditions and winds contribute to the rapid spread of even small fires originating in high-density housing or vegetation. These fires spread very quickly and create a need for increased levels of fire protection. The added protection of fire sprinkler systems and other fire protection features such as identification and notification will supplement normal fire department response by providing immediate protection for the building occupants and by containing and controlling the fire spread to the area of origin. Fire sprinkler systems will also reduce the use of water for firefighting by as much as fifty (50) to seventy-five (75) percent.
- II. Topographical conditions.
- A. Natural: The topographical conditions of Riverside County varies from three hundred (300) feet below sea-level, flat desert communities, to mountains over ten thousand (10,000) feet in Alpine-like areas of the San Bernardino Mountain Range. In between these areas, developable slopes of twenty-five (25) percent and greater generally occur throughout the foothills. Riverside County extends from Orange County to the state of Arizona and is mixed with congested urban areas, rural lands and wild lands. A large number of sensitive habitats for various animal species and vegetation consist within large open space areas between major urban centers that impact building and structure location, which impedes emergency access and response. This variety in regions contributes to an increased emergency response time, which necessitates cooperation between local agencies.
  - B. Traffic and circulation congestion is an artificially created, obstructive topographical condition, which is common throughout Riverside County.
  - C. These topographical conditions combine to create a situation, which places fire department response time to fire occurrences at risk, and makes it necessary to provide automatic on-site fire-extinguishing systems and other protection measures to protect occupants and property.

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III. Geological Conditions: Located within Riverside County are several known active and potentially active earthquake faults, including the San Andreas, San Jacinto, and Elsinore Fault. In the event of an earthquake, the location of the epicenter as well as the time of day and season of the year would have a profound effect on the number of deaths and casualties, as well as property damage.

The major form of direct damage from most earthquakes is damage to construction. Bridges are particularly vulnerable to collapse, and dam failure may generate major downstream flooding. Buildings vary in susceptibility, dependent upon construction and the types of soils on which they are built. Earthquakes destroy power and telephone lines; gas, sewer, or water mains; which, in turn, may set off fires and/or hinder firefighting or rescue efforts. The hazard of earthquakes varies from place to place, dependent upon the regional and local geology. Ground shaking may occur in areas sixty-five (65) miles or more from the epicenter (the point on the ground surface above the focus). Ground shaking can change the mechanical properties of some fine grained, saturated soils, where upon they liquefy and act as a fluid (liquefaction).

- A. Previous earthquakes in southern California have been accompanied by disruption of traffic flow and fires. A severe seismic event has the potential to negatively impact any rescue or fire suppression activities because it is likely to create obstacles similar to those indicated under the high wind section above. With the probability of strong aftershocks there exists a need to provide increased protection for anyone on upper floors of buildings.
- B. Road circulation features located throughout the county also make amendments reasonably necessary. Located throughout the county are major roadways, highways and flood control channels that create barriers and slow response times. Hills, slopes, street and storm drain design accompanies with occasional heavy rainfall, causes roadway flooding and landslides and at times may make an emergency access route impassable. There are areas in Riverside County that naturally have extended emergency response times that exceed the five-minute goal.

California Health and Safety Code Sections 17958.7 and 18941.5 require that the modification or change be expressly marked and identified as to which each finding refers. Therefore the city council finds that the following table sets forth the 2022~~19~~ California Fire Code sections that have been modified and the associated local climatic, geological and/or topographical conditions described above supporting the modification.

2022 <del>19</del> CODE SECTION	TITLE/SUBJECT	FINDINGS I, II, III
101.4	Severability	Administrative
102.5	Application of the residential code	I, II & III
<del>103.4 and 103.4.1</del> <u>104.1.1</u>	<del>Liability</del> <u>Authority of the Fire Chief and Fire Department</u>	Administrative
<del>104.1.1</del> <u>104.7 and 104.7.1</u>	<del>Authority of the Fire Chief and Fire Department Liability</del>	Administrative
<del>104.132</del>	Authority of the Fire Chief to close hazardous fire areas	Administrative
<del>1076.2</del>	Fees	Administrative
<del>107.76-6</del>	Cost Recovery	Administrative
<del>11109.1</del>	Board of Appeals established	Administrative
<del>1120.4</del>	Violation and Penalties	Administrative
202	Fire Chief	Administrative
308.1.6.3	Sky Lanterns	I, II & III
503.2.1	Dimensions	Administrative
503.2.2	Authority	Administrative

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503.6.1	Automatic opener	Administrative
503.7	Loading areas and passenger drop-offs	Administrative
507.5.7	Fire hydrant size and outlets	I & III
507.5.8	Fire hydrant street marker	I, II & III
508.1, 508.1.1, 508.1.3, <del>508.1.6,</del> <del>508.1.8</del>	Fire command center	I, II & III
509.2.1	Minimum clearances	I & III
<del>6085.110.1.2</del>	Manual operation	II & III
903.2	Where required (automatic sprinkler systems)	I, II & III
903.3.5.3	Hydraulically calculated systems	I & II
3204.2.1	Minimum requirements for client leased or occupant	Administrative
4904. <del>2.13</del>	High Fire Hazard Severity Zone Maps	Administrative
App Ch B, Table B105.2	Buildings other than one- or two-family dwellings	I, II & III
App Ch C, C103.1	Fire hydrant location	I, II & III

#### 15.24.030 Amendments to the Fire Code.

- A. **DEFINITIONS.** Section 202, definition of "Fire Chief" in the California Fire Code is deleted in its entirety and replaced with the following:

FIRE CHIEF. The Fire Chief of Riverside County or the Fire Chief's designee.

- B. **SCOPE AND GENERAL REQUIREMENTS.**

1. Section 101.4 of the California Fire Code is deleted in its entirety and replaced with the following:

**101.4 Severability.** If any provision, clause, sentence or paragraph of this ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are hereby declared to be severable.

- C. **APPLICABILITY.**

1. Section 102.5 of the California Fire Code is amended as follows:

**102.5 Application of residential code.** Where structures are designed and constructed in accordance with the California Residential Code, the provisions of this code shall apply as follows:

1. Construction and design provisions of this code pertaining to the exterior of the structure shall apply including, but not limited to, premises identification, fire apparatus access and water supplies. Where interior or exterior systems or devices are installed, construction permits required by Section 105.~~67~~ of this code shall apply.
2. Administrative, operational and maintenance provisions of this code shall apply.
3. Automatic fire sprinkler system requirements of this code shall apply to detached accessory buildings 3,600 square feet or greater in accordance with Section 903.2. The provisions contained in Section 903.2.18 of the California Fire Code or Section R309.6 of the California Residential

Code may be used for the design of the automatic fire sprinkler system for detached private garages.

**D. DEPARTMENT OF FIRE PREVENTION.**

1. Sections ~~104.73-4~~ and ~~104.713-4-1~~ of the California Fire Code are deleted in their entirety and replaced with the following:

**104.73-4 Liability.** Any liability against Riverside County or the City of Coachella or any officer or employee for damages resulting from the discharge of their duties shall be as provided by law.

**E. GENERAL AUTHORITY AND RESPONSIBILITIES.**

1. A new Section 104.1.1 is added to Section 104.1 of the California Fire Code to read as follows:

**104.1.1 Authority of the Fire Chief and Fire Department.**

1. The Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the City Council.
2. The Fire Chief is authorized to administer, interpret and enforce this ordinance. Under the Fire Chief's direction, the Riverside County Fire Department is authorized to enforce ordinances of the City of Coachella pertaining to the following:
  - 2.1. The prevention of fires.
  - 2.2. The suppression or extinguishment of dangerous or hazardous fires.
  - 2.3. The storage, use and handling of hazardous materials.
  - 2.4. The installation and maintenance of automatic, manual and other private fire alarm systems and fire extinguishing equipment.
  - 2.5. The maintenance and regulation of fire escapes.
  - 2.6. The maintenance of fire protection and the elimination of fire hazards on land, in buildings, structures and other property, including those under construction.
  - 2.7. The maintenance of means of egress.
  - 2.8. The investigation of the cause, origin and circumstances of fire and unauthorized releases of hazardous materials.
3. The following persons are hereby authorized to interpret and enforce the provisions of this ordinance and to make arrests and issue citations as authorized by law:
  - 3.1. The Unit Chief, Peace Officers and Public Officers of the California Department of Forestry and Fire Protection.
  - 3.2. The Fire Chief, Peace Officers and Public Officers of the Riverside County Fire Department.
  - 3.3. The Riverside County Sheriff and any deputy sheriff.
  - 3.4. The Police Chief and any police officer of any city served by the Riverside County Fire Department.
  - 3.5. Officers of the California Highway Patrol.
  - 3.6. Code Officers of the City of Coachella Code Enforcement Department.
  - 3.7. Peace Officers of the California Department of Parks and Recreation.
  - 3.8. The law enforcement officer of the Federal Bureau of Land Management.

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2. Section 104.12 is added to Section 104 of the California Fire Code to read as follows:

**104.12 Authority of the Fire Chief to close hazardous fire areas.** Except upon National Forest Land, the Fire Chief is authorized to determine and announce the closure of any hazardous fire area or portion thereof. Any closure by the Fire Chief for a period of more than fifteen (15) calendar days must be approved by the Riverside County Board of Supervisors and/or the City Council within fifteen (15) calendar days of the Fire Chief's original order of closure. Upon such closure, no person shall go in or be upon any hazardous fire area, except upon the public roadways and inhabited areas. During such closure, the Fire Chief shall erect and maintain at all entrances to the closed area sufficient signs giving notice of closure. This section shall not prohibit residents or owners of private property within any closed area, or their invitees, from going in or being upon their lands. This section shall not apply to any entry, in the course of duty, by a peace officer, duly authorized public officer or fire department personnel. For the purpose of this section, "hazardous fire area" shall mean public or private land that is covered with grass, grain, brush or forest and situated in a location that makes suppression difficult resulting in great damage. Such areas are designated on Hazardous Fire Area maps filed with the office of the Fire Chief.

F. **FEES.**

1. Section ~~1076.2~~ of the California Fire Code is deleted in its entirety and replaced with the following:

**1076.2 Schedule of permit fees.** Fees for services and permits shall be as set forth in the City of Coachella fee schedule.

2. A new Section ~~107.76-6~~ is added to Section 106 of the California Fire Code to read as follows:

**107.76-6 Cost recovery.** Fire suppression, investigation, rescue or emergency medical costs are recoverable in accordance with Health and Safety Code Sections 13009 and 13009.1, as may be amended from time to time. Additionally, any person who negligently, intentionally or in violation of law causes an emergency response, including, but not limited to, a traffic accident, spill of toxic or flammable fluids or chemicals is liable for the costs of securing such emergency, including those costs pursuant to Government Code Section 53150, et seq, as may be amended from time to time. Any expense incurred by the Riverside County Fire Department for securing such emergency shall constitute a debt of such person and shall be collectable by Riverside County in the same manner as in the case of an obligation under contract, express or implied.

G. **BOARD OF APPEALS.**

1. Section ~~1109.1~~ of the California Fire Code is deleted in its entirety and replaced with the following:

**1109.1 Board of appeals established.** The Board of Appeals shall be the City Manager. If he or she determines an outside board is needed, he or she shall designate an outside hearing officer to hear the appeal. The Fire Chief shall be notified of any appeal and the Fire Chief or designee shall be in attendance at the appeal hearing. Depending on the subject of the appeal, specialized expertise may be solicited, at the expense of the applicant, for the purpose of providing input to the Appeals Board.

H. **VIOLATIONS.**

1. Section ~~1120.4~~ of the California Fire Code is deleted in its entirety and replaced with the following:

**11012.4 Violation and penalties.** It shall be unlawful for any person, firm, corporation or association of persons to violate any provision of this ordinance, or to violate the provisions of any permit granted pursuant to this code or Ordinance. Punishments and penalties for violations shall be in accordance with the City of Coachella ordinances, fee schedule and Health and Safety Code Sections 17995 through 17995.5.

I. **OPEN FLAMES.**

1. Section 308.1.6.3 of the California Fire Code is deleted in its entirety and replaced with the following:

**308.1.6.3 Sky lanterns or similar devices.** A person shall not release or cause to be released a sky lantern or similar device.

**J. FIRE APPARATUS ACCESS ROADS.**

1. Section 503.2.1 of the California Fire Code is deleted in its entirety and replaced with the following:

**503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7315 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). For additional requirements or alternatives see Riverside County Fire Department Standards and Policies, as may be amended from time to time.

2. Section 503.2.2 of the California Fire Code is deleted in its entirety and replaced with the following:

**503.2.2 Authority.** The fire code official shall be the only authority authorized to designate fire apparatus access roads and fire lanes and to modify the minimum fire lane access widths for fire or rescue operations.

3. A new Section 503.6.1 is added to Section 503.6 of the California Fire Code to read as follows:

**503.6.1 Automatic opener.** New motorized gates shall be provided with means to be automatically opened remotely by emergency vehicle in accordance with Riverside County Fire Department standards and Policies, as may be amended from time to time.

**Exception:** Gates serving individual one- and two-family dwelling parcels.

4. A new Section 503.7 is added to Section 503 of the California Fire Code to read as follows:

**503.7 Loading areas and passenger drop-off areas.** On private properties, where fire apparatus access roads are utilized for loading or unloading or utilized for passenger drop-off or pick-up, an additional eight (8) feet of width shall be added to the minimum required width for the fire apparatus access road.

**K. FIRE PROTECTION WATER SUPPLIES.**

1. A new Section 507.5.7 is added to Section 507 of the California Fire Code to read as follows:

**507.5.7 Fire hydrant size and outlets.** As determined by the fire code official, fire hydrant sizes and outlets shall be based on the following:

1. Residential Standard - one (1) four (4) inch outlet and one (1) two and half (2 ½) inch outlet.
2. Super Hydrant Standard - one (1) four (4) inch outlet and two (2) two and one half (2 ½) inch outlet.
3. Super Hydrant Enhanced - two (2) four (4) inch outlet and one (1) two and one half (2 ½) inch outlet.

2. A new Section 507.5.8 is added to Section 507 of the California Fire Code to read as follows:

**507.5.8 Fire hydrant street marker.** Fire hydrant locations shall be visually indicated in accordance with Riverside County Fire Department Technical Policy 06-11, as may be amended from time to time. Any hydrant marker damaged or removed during the course of street construction or repair shall be immediately replaced by the contractor, developer or person responsible for removal or damage.

**L. FIRE COMMAND CENTER.**

1. Section 508.1 of the California Fire Code is deleted in its entirety and replaced with the following:

**508.1 General.** Where required by other sections of this code and in all buildings classified as high-rise buildings by the California Building Code, in all buildings greater than 300,000 square feet in area and in

Group I-2 occupancies having occupied floors located more than 75 feet above the lowest level of fire department vehicle access, a fire command center for fire department operations shall be provided and comply with Sections 508.1.1 through 508.1.7~~8~~.

2. Section 508.1.1 of the California Fire Code is deleted in its entirety and replaced with the following:

**508.1.1 Location and access.** The fire command center shall be located adjacent to the main lobby and shall be accessible from fire department vehicular access or as approved by the fire code official. The room shall have direct access from the building exterior at the lowest level of fire department access.

3. Section 508.1.3 of the California Fire Code is amended to add the following:

**Exception:** A fire command center solely required because a building is greater than 300,000 square feet in area shall be a minimum of 96 square feet (9 m<sup>2</sup>) with a minimum dimension of 8 feet (2438 mm).

~~4. Section 508.1.6 of the California Fire Code is amended to add the following:~~

~~**Exception:** A fire command center solely required because a building is greater than 300,000 square feet in area shall comply with NFPA 72 and contain the features set forth in Section 508.1.6 subsections 5, 8, 10, 12, 13 and 14. The features set forth in Section 508.1.6 subsections 1, 2, 3, 4, 6, 7, 9, 11, 15, 16, 17, 18 and 19 shall be required when such building contains systems or functions related to these features.~~

~~5. A new Section 508.1.8 is added to Section 508 of the California Fire Code to read as follows:~~

~~**508.1.8 Fire command center identification.** The fire command center shall be identified by a permanent easily visible sign stating "Fire Dept. Command Center," located on the door to the fire command center.~~

**M. FIRE PROTECTION AND UTILITY EQUIPMENT IDENTIFICATION AND LOCATION.**

1. Section 509.2.1 of the California Fire Code is amended to add the following:

**509.2.1 Minimum clearances.** A 3-foot (914 mm) clear space shall be maintained around the circumference of exterior fire protection system control valves, or any other exterior fire protection system component that may require immediate access, except as otherwise required or approved.

**N. MECHANICAL REFRIGERATION.**

1. Section ~~608.11.1.25-10.1.2~~ of the California Fire Code is deleted in its entirety and replaced with the following:

~~**608.11.1.25-10.1.2 Manual operation.** When required by the fire code official, automatic crossover valves shall be capable of manual operation. The manual valves shall be located in an approved location immediately outside of the machinery room in a secure metal box or equivalent and marked as Emergency Controls.~~

**O. AUTOMATIC SPRINKLER SYSTEMS.**

1. Section 903.2 of the California Fire Code is deleted in its entirety and replaced with the following:

**903.2 Where required.** In all new buildings and structures which are 3,600 square feet or greater, an approved automatic sprinkler system shall be provided regardless of occupancy classification. Where the Sections 903.2.1 - 903.2.2~~10~~ of the California Fire Code require more restrictive requirements than those listed below, the more restrictive requirement shall take precedence.

**Exception:** Unless required elsewhere in this code or the California Building Code, automatic fire sprinkler systems shall not be required for the following:

1. Detached Group U occupancies used for agricultural purposes constructed in accordance with the California Building Code.

2. Detached non-combustible equestrian arena shade canopies that are open on all sides and used for riding only - no commercial, assembly or storage uses.
3. Detached fabric or non-combustible shade structures that are open on all sides and used to shade playground equipment, temporary storage of vehicles and dining areas with no cooking.
4. Where determined by the Fire Chief that no major life safety hazard exists, and the fuel load does not pose a significant threat to firefighter safety or to other structures or property, automatic fire sprinklers may be exempted.

One- and two-family dwellings shall have an automatic fire sprinkler system regardless of square footage in accordance with the California Residential Code. Fire sprinkler systems shall be installed in mobilehomes, manufactured homes and multifamily manufactured homes with two dwelling units in accordance with Title 25 of the California Code of Regulations.

The following exceptions in the California Fire Code shall not be allowed:

- a. Exception in Section 903.2.3
- b. Exception ~~2~~ in Section 903.2.11.3

2. A new Section 903.3.5.3 is added to Section 903 of the California Fire Code to read as follows:

**903.3.5.3 Hydraulically calculated systems.** The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity.

**P. DESIGNATION OF HIGH-PILED STORAGE AREAS.**

1. A new Section is added to Section 3204.2 of the California Fire Code to read as follows:

**3204.2.1 Minimum requirements for client leased or occupant owned warehouses.** Designs of an automatic sprinkler system for client leased or occupant owned buildings containing high pile storage shall be based on the requirements of NFPA 13. The responsible fire protection engineer shall perform a survey of the building to determine commodity classification, storage configuration, building height and other information related to the development of an appropriate sprinkler system design. The fire protection engineer shall also make reasonable efforts to meet with the building owner or operator to understand seasonal or customer related fluctuations to the stored commodities, storage height, and configuration. The sprinkler design shall be based on the most demanding requirements determined through the onsite survey and discussions with the building owner or operator. The technical report shall describe the basis for determining the commodity and sprinkler design selection, how the commodities will be isolated or separated, and include references to the design document(s). If a specific fire test is used as the basis of design, a copy of the fire test report shall be provided at the time of plan review.

**Q. FIRE HAZARD SEVERITY ZONES.**

1. A new Section 4904.3 is added to Section 4904 of the California Fire Code to read as follows:

**4904.2.1~~3~~ High Fire Hazard Severity Zone Maps.** In accordance with Government Code Sections 51175 through 51189, Very High Fire Hazard Severity Zones (**VHFHSZ**), located in the Local Responsibility Areas (LRA), are designated as shown on ~~a map titled Very High Fire Hazard Severity Zones, dated December 24, 2009, the most recently published VHFHSZ IN LRA map, as recommended and published by the Director of the California Department of Forestry and Fire Protection (CAL FIRE), which may be revised from time to time and retained on file at the office of the Fire Chief, The most recent VHFHSZ IN LRA map is on file at the office of the Fire Chief,~~ which supersedes other maps previously adopted by Riverside County designating high fire hazard areas.

**R. APPENDIX B.**

1. Table B105.2 of the California Fire Code is amended as follows:

TABLE B105.2  
REQUIRED FIRE-FLOW FOR BUILDINGS OTHER  
THAN ONE- AND TWO-FAMILY  
DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE-FLOW (gallons per minute)	FLOW DURATION (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the California Fire Code	50% of the value in Table B105.1(2) <sup>a</sup>	Duration in Table B105.1(2) at the reduced flow rate
Section 903.3.1.2 of the California Fire Code	50% of the value in Table B105.1(2) <sup>b</sup>	Duration in Table B105.1(2) at the reduced flow rate

For SI: 1 gallon per minute = 3.785 L/m.

- a. The reduced fire-flow shall be not less than 1,000 gallons per minute.
- b. The reduced fire-flow shall be not less than 1,500 gallons per minute.

S. APPENDIX C.

1. Section C103.1 of the California Fire Code is deleted in its entirety and replaced with the following:

**C103.1 Hydrant spacing.** Fire apparatus access roads and public streets providing required access to buildings in accordance with Section 503 of the International Fire Code shall be provided with one or more fire hydrants, as determined by Section C102.1. Where more than one fire hydrant is required, the distance between required fire hydrants shall be in accordance with Sections C103.2 and C103.3. Fire hydrants shall be provided at street intersections.

~~(Ord. No. 1147, § 4, 1-22-20)~~



**STAFF REPORT**  
**11/9/2022**

**TO:** Honorable Mayor and City Council Members

**FROM:** Brian F. Gumpert, City Building Official

**SUBJECT:** Introduce Ordinance No. 1201, first reading, revising Municipal Code Title 15 for the purpose of adopting the 2022 California State Building Codes

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**STAFF RECOMMENDATION:**

Staff recommends that the City Council introduce Ordinance No. 1201 for first reading, by title only, to amend Chapter 15 of the Coachella Municipal Code.

**BACKGROUND:**

Building Code updates occur every three years in order to update the State Building Codes to the currently adopted and amended sections of the Coachella Municipal Code. The new codes do not represent a significant change from the old code and the State has still not adopted the International Swimming Pool and Spa Code and neither will the City in this cycle. The California Referenced Standards Code will be adopted this cycle as was done by the State Building Standards Commission.

**DISCUSSION/ANALYSIS:**

California State Law Title 24 Part 1 requires that the new California Model Codes (Title 24 Parts 1,2,2.5,3,4,5,6,8,10-12) be adopted at a local level with local amendments prior to their official enforcement date, in this case January 1, 2023. This does not include the Title 24 Part 9 (California Fire Code) as this will be adopted under a separate resolution drafted by the governing Fire Authority, Riverside Country Cal-Fire. New updates include:

- Clarification that walkways are not exempt from a building permit.
- Allow for post tension designs for block walls that mitigate soil conditions.
- Delegates the Planning Commission as the City's Cultural Heritage Board with responsibilities such as:
  - Compiling and maintaining list of site and structures determines to be historical or cultural sites.
  - Publish and transmit list to the public concerning a list of historic resources.
  - Make recommendations to Council with respect to historic preservation.
  - Designate landmarks and historical districts subject to Council approval.

**ENVIRONMENTAL REVIEW:**

The City Council finds that this Ordinance is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonable foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

**FISCAL IMPACTS:**

There is no financial impact in adopting this ordinance for either the City or residents of the City. It does not change any fees or require expenditure of any kind and presents no financial burden to the City of Coachella residents.

**ALTERNATIVES:**

1. Introduce Ordinance No. 1201 for first reading, by title only, to adopt the new California State Building Code.
2. Continue this matter and provide staff direction.
3. Take no action.

**RECOMMENDED ALTERNATIVE(S):**

Staff recommends Alternative #1 as shown above.

**Attachments:**

1. Ordinance No. 1201 (first reading)  
Exhibit A – Amendments to Coachella Municipal Code Title 15 adopting California Building Codes Title 24 Parts 1,2,2.5,3,4,5,6,8,10-12

## Attachment 1

## ORDINANCE NO. 1201

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, AMENDING PROVISIONS OF THE COACHELLA MUNICIPAL CODE IN TITLE 15 BUILDING AND CONSTRUCTION REGARDING THE TITLE 24 PARTS 1,2,2.5,3,4,5,6,8,10-12. CITY-INITIATED. (First Reading)**

**WHEREAS**, pursuant to the authority granted to the City of Coachella (“City”) by Article XI, Section 7 of the California Constitution, the City has the police power to regulate building permitting and construction within the City in a manner designed to promote public convenience and general prosperity, as well as public health, welfare, and safety; and,

**WHEREAS**, adoption and enforcement of comprehensive building code regulations lies within the City’s police power; and,

**WHEREAS**, the subject Municipal Code Amendment is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Sections 15060(c)(2), 15060(c)(3), and 15061(b)(3). The activity is not subject to CEQA because it will not result in a direct or reasonably foreseeable indirect physical change in the environment; the activity is not a project as defined in Section 15378 of the California Public Resources Code, and the activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant impact on the environment. Where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment, the activity is not subject to CEQA; and,

**WHEREAS**, the City Council considered the findings and facts related to adoption of the 2022 California Building Codes at the regular City Council meeting of November 9, 2022.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COACHELLA DOES ORDAIN AS FOLLOWS:**

**SECTION 1. Incorporation of Recitals.** The City Council of the City of Coachella, California, hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of this Ordinance.

**SECTION 2. Amendment to the Coachella Municipal Code.** is hereby amended to include the underlined text and delete text in strike-out as identified in “Exhibit A.”

**SECTION 3. CEQA.** The City Council finds that this Ordinance is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonable foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

**SECTION 4. Effective Date.** This Ordinance shall take effect thirty (30) days after its adoption.

**SECTION 5. Severability.** If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declares that it would have passed section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unconstitutional.

**SECTION 6. Certification.** The City Clerk shall certify the passage of this Ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause the same to be published as required by law, in a local newspaper of general circulation and which is hereby designated for that purpose.

**ORDINANCE PASSED AND APPROVED** at a regular meeting of the City Council of the City of Coachella this \_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Steven Hernandez, Mayor

ATTEST:

\_\_\_\_\_  
Angela M. Zepeda, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Carlos Campos, City Attorney

I, Angela M. Zepeda, City Clerk, City of Coachella, California, certify that the foregoing Ordinance was adopted by the City Council at a regular meeting of the City Council held on the \_\_\_ day of \_\_\_\_\_ 2022 and was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Angela M. Zepeda, City Clerk

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**Title 15**  
**BUILDINGS AND CONSTRUCTION**

**Chapters:**

**Chapter 15.04 ADMINISTRATION<sup>1</sup>**

**15.04.010 Adoption of Chapter 1 of the California Building Code.**

Except as provided in this chapter, the code currently adopted state building code under Title 24 sections parts 1-6, 8, 9 and 11 of the California Code of Regulations (CCR) known and designated as the 2022 California Building Codes (CBC), as adopted by the state of California, based on the 2021 International Building Code published by the International Code Council and the Plumbing and Mechanical Codes written by IAPMO and the National Electrical Code and Fire Code as written by NFPA, shall become the administrative provisions of the City of Coachella for regulating the construction, erection, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use and occupancy and maintenance of all buildings and/or structures in the city. Chapter 1 of the 2022 California Building Code and all other formally adopted building code will be on file for public examination in the offices of the building official as required by State law.

The city of Coachella does hereby formally adopt the State of California model building codes into local law as listed below:

- 2022 California Administrative Code Title 24 Part 1
- 2022 California Building Code Title 24 Part 2 (Volumes 1 & 2)
- 2022 California Electrical Code Title 24 Part 3 (based on 2017 NEC)
- 2022 California Mechanical Code Title 24 Part 4 (based on 2018 Uniform Mechanical Code)
- 2022 California Plumbing Code Title 24 Part 5
- 2022 California Energy Code Title 24 Part 6
- 2022 California Historical Building Code Title 24 Part 8
- 2022 California Fire Code Title 24 Part 9
- 2022 California Green Building Standards Code Part 11

All sections of the code listed here and legally adopted by the state of California's Building Standards Commission or by the Office of the State Fire Marshall shall be formally adopted by the city of Coachella as the California Building Code to be enforced within the city limits as required by state law. Sections and appendices not specifically adopted by the aforementioned state offices are hereby adopted by reference. Appendix J of the Building Code is hereby adopted as the Garding Code for Title 24 Buildings as well as referenced elsewhere in this code for land development.

( Ord. No. 1147 , § 4, 1-22-20)

### 15.04.020 Amendments to Chapter 1, Division II of the California Building Code.

A. "Sub-section 105.1 Required." is amended to read as follows:

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The City of Coachella requires a building permit for the following projects:

1. Hardscape work including concrete flatwork, patio slabs, and pavers, (Walkways not exempt)
2. New driveways made of concrete, pavers, grass-crete or comparable permeable or impermeable surfaces.
3. Removal and repair of existing masonry walls for the purpose of installation of gates and driveways.
4. Tent structures and canvas shade structures and coverings over 200 square feet, unless exempt as part of a Special Event Permit.
5. Storage sheds and metal containers in excess of 120 square feet.
6. Re-surfacing and re-stripping of existing parking lots.

**105.1(a) Prohibited Block Walls:** Notwithstanding the provisions of the 2022 California Building Code, the City shall prohibit post-tension masonry walls, unless said post tension designs are specifically designed to mitigate soil conditions specific to this jurisdiction and pre-approved by the City Building Official in advance by way of engineered design.

B. "Sub-section 105.2 Work exempt from permit", Items 2, 4, and 6 under "Building" are hereby deleted and replaced in their entirety as follows:

2. Fences conforming to design requirements of Title 17 of this Code, not exceeding a height of 2 feet (610 mm).
4. Retaining walls that are not over 2 feet (610 mm) in height measured from the top of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.

C. The "Electrical" provision of Section 105.2 is hereby amended to read as follows:

**Electrical:**

1. Listed cord and plug connected temporary decorative lighting.
2. Reinstallation of attachment plug receptacles, but not the housing, wiring and conduit therefore.
3. Repair or replacement of branch circuit overcurrent devices, listed for the use, of the required capacity in the same location.
4. Installation or maintenance of communications wiring, devices, appliances, apparatus or equipment specifically under the jurisdiction of utilities as described by the code.
5. Installation or replacement of electrical equipment such as lamps and of electrical utilization equipment approved for connection to suitable permanently installed receptacles, Replacement of flush or snap switches, fuses, lamp sockets, and receptacles, and other minor maintenance and repair work, such as replacing worn cords and tightening connections on a wiring device.
6. The process of manufacturing, testing, servicing, or repairing electrical equipment or apparatus.

7. The installation or replacement of electrical meter sockets within an existing panel or private meter assembly. (Locally occurring condition)
- D. Section 105.2 Work exempt from permit, is amended by adding thereto language to read as follows:
- Grading:**
- See Appendix J, Section J103.2 Exemptions, for work exempt from grading permits.
- E. Section 113, Board of Appeals is hereby amended to read as follows:

**Section 113**  
**BOARD OF APPEALS**

**113.1 General.** A local Appeals Board shall be created, as described by CBC 113, for the purpose of providing determinations in relation to the application and interpretation of the Code. Code language not susceptible to interpretation and clearly defined under law, as written, shall not be the subject of appeal. This Board shall be tasked with ruling on appeals of orders, decisions or determinations made by the Building Official and will hereby be known as the "Board of Appeals". This Board shall also serve as the Accessibility Appeals Board as described below.

**113.2 Definition.** The following term shall, for the purpose of this section, have the meaning shown.

**ACCESSIBILITY APPEALS BOARD.** The board of the city which is authorized by the governing body of the city to hear appeals brought by any person regarding action taken by the building department of the city in enforcement of the authority to grant exceptions to the standards and specifications contained in California Health and Safety Code section 19957. (Note: The establishment of this board is pursuant to Health and Safety Code 19957.5)

**113.3 Appeals Board Defined.** The Housing Appeals Board, Accessible Appeals Board, and the Local Appeals Board shall be for the purposes of this code and may be one in the same and shall be referred to herein throughout this code as the Appeals Board.

**113.4 Qualifications.** In addition to the qualifications established in CBC Section 1.8.8, at least two members shall be physically disabled, if the Appeals Board is to hear appeals relating to accessibility issues pursuant to CBC, (California) Chapter 1, Section 1.9.1.5 (Special conditions for persons with disabilities requiring appeals action ratification; Pursuant to Health and Safety Code 19957.5)

- E. Section 114.4, Violation penalties, is hereby amended to read as follows:

**114.4 Violation penalties.** Any person, firm or corporation violating any of the provisions, regulations, requirements, additions, amendments and/or deletions of this code is guilty of a misdemeanor and the penalty for such a misdemeanor shall be as set forth in Chapter 3.48.090 of the City of Coachella Municipal Code.

## Chapter 15.08 BUILDING CODE<sup>2</sup>

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<sup>2</sup>Editor's note(s)—Ord. No. 1147 , § 3, adopted Jan. 22, 2020, repealed the former Ch. 15.08, §§ 15.08.010—15.08.030, and § 4 of the same ord. enacted a new chapter as set out herein. The former Ch. 15.08 pertained to similar subject matter and derived from Ord. No. 1099, § 4, adopted Jan. 11, 2017.

### 15.08.010 Adoption of specific sections of the California Building Code.

Except as amended in this chapter, those certain building codes known and designated as the 2022 California Building Code (CBC), including Chapters 2 through 35, and Appendix C, G, H, I, and J as adopted by the State of California, based on the 2021 International Building Code as published by the International Code Council, except as amended herein, shall become the building code of the city of Coachella for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings and/or structures in the city. The 2022 California Building Code and its adopted appendices and amendments will be on file for public examination in the offices of the building official and is available online at the State California Building Standards Commission homepage..

( Ord. No. 1147 , § 4, 1-22-20)

### 15.08.020 Enforcement.

Pursuant to California Building Code, (California) Chapter 1, Section 1.11.2.1, the delegated enforcement official responsible for the enforcement of the building standards relating to fire and panic safety and other regulations of the State Fire Marshal as they relate to Group R, Division 3 Dwellings shall be the Building Official.

( Ord. No. 1147 , § 4, 1-22-20)

### 15.08.030 Amendments to the California Building Code.

- A. Automatic Sprinkler Systems. Where determined by the Fire Chief that no major life safety hazard exists, and the fuel load does not pose a significant threat to firefighter safety or to other structures or property, automatic fire sprinklers may be exempted.

Newly constructed one- and two-family dwellings shall have an automatic fire sprinkler system regardless of square footage in accordance with the California Residential Code. Fire sprinkler systems shall be installed in mobile homes, manufactured homes and multifamily manufactured homes with two dwelling units in accordance with Title 25 of the California Code of Regulations.

The following exceptions in the California Fire Code shall not be allowed:

- a. Exception in Section 903.2.3
- b. Exceptions 2 in Section 903.2.11.3

- B. Section 1904.3 is hereby amended by adding thereto Section 1904.3.1 and 1904.3.2 to read as follows:

**1904.3.1 Type of cement.** All concrete used in floor slabs where floor slab is supported by earth or fill of any kind and all concrete used in footings, foundations, curbs, gutters, sidewalks, driveways and walls supporting or retaining earth or fill shall contain only sulfate resistant Type V. Portland cement. Portland cement concrete shall be composed of not less than four hundred seventy (470) pound (five sacks) of Portland cement per cubic yard of concrete, except that any concrete containing an approved water reducing admixture, used in accordance with the manufacturer's recommendations shall contain not less than four hundred eighteen (418) pound (4.5 sacks) of Portland cement per cubic yard of concrete.

- C. Section 1907.1 is hereby amended by adding thereto Section 1910.1.1 and 1910.1.2 to read as follows:

**1907.1.1 Base course required.** A base course shall be provided beneath the concrete floor slab of any structure consisting of at least a four inch thickness of a limited capillarity material. Base course shall be either clean graded gravel or crushed rock. Material shall pass a two inch sieve and be retained in a one-fourth inch sieve.

Capillary break in conformance with the California Green Building Standards Code Chapter 4, Division 4.5 is required.

**1907.1.2 Expansion protection for slab.** A two-inch layer of dry washed sand shall be placed on top of the base course under of a ten (10) mil thick water-proof membrane. This waterproof membrane shall be placed on top of the base course under all slabs to provide for expansion protection for concrete.

D. Section G101.5 is hereby added to Appendix G, FLOOD-RESISTANT CONSTRUCTION, to read as follows:

**G101.5 Administration and Enforcement.** For the purpose of the administration and enforcement of this Appendix G, Flood-Resistant Construction, the Building Official shall mean the City Director of Public Works or their designated representative.

E. Appendix J, GRADING, is hereby amended as follows:

1. Section J101.3 is hereby added to read as follows:

**J101.3 Administration and Enforcement.** For the purpose of the administration and enforcement of this Appendix Chapter, Grading, the Building Official shall mean the City Director of Public Works or their designated representative.

2. The "Exception" in Section J104.3 is hereby amended to read as follows:

**Exception:** A soils report is not required where the building official determines that the nature of the work applied for is such that a report is not necessary.

3. Section J107.4 is hereby amended by adding thereto Section J107.4.1 to read as follows:

**J107.4.1 Using alkaline fill soil.** Soils or materials which may have an alkali or sulfate content shall not be relocated, placed or used as fill at any location within the city unless a test sample of the soil is first obtained under the direction of the department of building and tests conducted by an approved testing agency indicates that the alkali or sulfate content of the soil sample does not exceed the amount in the natural soil at the location where the fill is to be placed. The director of building may waive the test sample requirements for good cause.

4. Section J109.5 is hereby added to read as follows:

**J109.5 Drainage Devices.**

**J109.5.1 Minimum gradients.** Except on slopes, drainage devices shall be constructed with minimum gradients as follows: Poured in place cement concrete construction - 0.5%; Shotcrete concrete construction - 0.5%; Asphaltic concrete pavement - 1.0%; Soils swales - 0.5%; Pipes - 0.4%.

**J109.5.2 Slopes.** Drainage devices constructed on slopes shall have a minimum gradient of five percent (5.0%). Such drainage devices shall be constructed of shotcrete or poured in place concrete with suitable reinforcement. Closed piping, unpaved swales and Asphaltic concrete drainage structures shall not be used for slope drainage.

**J109.5.3 Erosion prevention.** Drainage devices shall be constructed to convey drainage to an established private or public watercourse, channel, storm drain or public street, and shall be designed to prevent erosion.

**J109.5.4 Device design.** Drainage devices conveying water to the public streets shall drain over driveway approaches, through curb drains, through sidewalk culverts, or through non-concentrated sheet flow over the curb as designated by the City Engineer.

( Ord. No. 1147 , § 4, 1-22-20)

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## Chapter 15.12 ELECTRICAL CODE<sup>3</sup>

### 15.12.010 Adoption of the Electrical Code.

Except as provided in this chapter, the 2022 California Electrical Code, including Appendix Chapters A, B, C, D, E, F, and G, as adopted by the state of California, based on the 2020 National Electrical Code as published by the National Fire Protection Association (NFPA), shall become the electrical code of the city of Coachella, regulating all installation, arrangement, alteration, repair, use and other operation of electrical wiring, connections, fixtures and other electrical appliances on premises within the city. The California Electrical Code is on file for public examination in the office of the building official and is also available online at <https://codes.iccsafe.org>.

( Ord. No. 1147 , § 4, 1-22-20)

### 15.12.020 Amendments to the California Electrical Code.

The 2022 Edition of the California Electrical Code is hereby adopted with no amendments.

( Ord. No. 1147 , § 4, 1-22-20)

## Chapter 15.16 MECHANICAL CODE<sup>4</sup>

### 15.16.010 Adoption of the Mechanical Code.

Except as provided in this chapter, the 2022 California Mechanical Code, including Appendix Chapters Appendices A, B, C, and D as adopted by the state of California, based on the 2021 Uniform Mechanical Code as published by the International Association of Plumbing and Mechanical Officials (IAPMO), shall be and become the mechanical code of the city of Coachella, regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance of heating, ventilating, cooling, refrigeration systems, incinerators and other miscellaneous heat producing appliances. The California Mechanical Code is on file for public examination in the office of the building official.

( Ord. No. 1147 , § 4, 1-22-20)

### 15.16.020 Amendments to the California Mechanical Code.

The 2022 Edition of the California Mechanical Code is hereby adopted with no amendments.

( Ord. No. 1147 , § 4, 1-22-20)

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## Chapter 15.20 PLUMBING CODE<sup>5</sup>

### 15.20.010 Adoption of the Plumbing Code.

Except as provided in this chapter, the 2022 California Plumbing Code, including Appendix Chapters A, B, D, G, H, I and K as adopted by the state of California, based on the 2021 Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials (IAPMO), shall be and become the plumbing code of the city of Coachella, regulating erection, installation, alteration, repair, relocation, replacement, maintenance or use of plumbing systems within the city. The California Plumbing Code will be on file for public examination in the office of the building official.

( Ord. No. 1147 , § 4, 1-22-20)

### 15.20.020 Amendments to Chapter 1, Division II of the California Plumbing Code.

The 2022 Edition of the California Plumbing Code is hereby adopted with the following amendment to section 104.1.

A. "104.1 Permits Required." is amended to read as follows:

It shall be unlawful for a person, firm, or corporation to make an installation, alteration, repair, replacement, or remodel a plumbing system regulated by this code except as permitted in Section 104.2, or to cause the same to be done without first obtaining a separate plumbing permit for each separate building or structure. The City of Coachella requires a plumbing permit to abandon an existing private disposal system, and connect to a public sewer system for the following projects:

1. Additions to existing buildings or structures that result in the need for enlarged capacity of septic tank pursuant to Table H 201.1(1), whenever there is an existing public sewer main line or lateral line within 30 feet of the property boundaries.
2. Remodels to existing buildings or structures that increase the number of plumbing fixtures to a structure served by an existing septic tank that is out of compliance with Table H 201.1 (1), whenever there is an existing public sewer main line or lateral line within 30 feet of the property boundaries.

( Ord. No. 1147 , § 4, 1-22-20)

## Chapter 15.28 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS<sup>6</sup>

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<sup>6</sup>Editor's note(s)—Ord. No. 1147 , § 4, adopted Jan. 22, 2020, amended Ch. 15.28 in its entirety to read as herein set out. Former Ch. 15.28, §§ 15.28.010, 15.28.020, pertained to Uniform Code for the Abatement of Dangerous Buildings Adopted and derived from Ord. 928, § 12, adopted in 2005; prior code, §§ 7-136, 7-137.

### 15.28.010 Adoption of the Uniform Code for the Abatement of Dangerous Buildings.

- A. That certain document, three copies of which are now on file in the office of the city clerk, being marked and designated as the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, with all state and city amendments thereto, is adopted as the code for the abatement of dangerous buildings of the city.
- B. Each and all of the regulations, provisions, penalties, conditions and terms of such Uniform Code for the Abatement of Dangerous Buildings, as amended by this chapter and on file in the office of the city clerk, are referred to, adopted, and made a part hereof as if fully set out in this chapter, together with any and all amendments thereto, which have or may be adopted by the state of California except as listed below.

( Ord. No. 1147 , § 4, 1-22-20)

### 15.28.020 Amendments to the Uniform Code for the Abatement of Dangerous Buildings.

- A. Sections 205, 501, 502 and 503 of the Uniform Code for the Abatement of Dangerous Buildings are repealed.
- B. Section 601.1 of the Uniform Code for the Abatement of Dangerous Buildings is amended to read as follows:

Hearings. The board of appeals shall proceed pursuant to Article VIII of Chapter 2; and said provisions shall prevail over all other conflicting provisions hereof. However, the board of appeals may appoint one or more hearing examiners or designate one or more of its members to serve as hearing examiners to conduct the hearings. The examiner hearing the case shall exercise all powers relating to the conduct of the hearings until it is submitted to the board of appeals for decision.

( Ord. No. 1147 , § 4, 1-22-20)

## Chapter 15.32 EXISTING BUILDING CODE<sup>7</sup>

### 15.32.010 Adoption of the existing building code.

Except as provided in this chapter, the 2022 California Existing Building Code including Appendices A-1 based on the 2021 International Existing Building Code, as adopted by the state of California, as published by the International Code Council (ICC), shall become the Existing Building Code of the city of Coachella for the purpose of regulating the repair, alteration, change of occupancy, addition to and relocation of the Seismic Strengthening Provisions for Unreinforced Masonry Bearing Wall Buildings, in existing buildings in the city. The California Existing Building Code will be on file for public examination in the office of the building official.

( Ord. No. 1147 , § 4, 1-22-20)

### 15.32.020 Amendments to the existing building code.

- A. Section 202, Definitions, is hereby amended by adding thereto the following definition to read as follows:  
**Substantial Structural Damage.** A condition where:

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<sup>7</sup>Editor's note(s)—Ord. No. 1147 , § 3, adopted Jan. 22, 2020, repealed the former Ch. 15.32, §§ 15.32.010, 15.32.020, and § 4 of the same ord. enacted a new chapter as set out herein. The former Ch. 15.32 pertained to similar subject matter and derived from Ord. No. 1099, § 4, adopted Jan. 11, 2017.

1. In any story, the vertical elements of the lateral-force-resisting system, have suffered damage such that the lateral load-carrying capacity of the structure in any direction has been reduced by more than 20 percent from its pre-damaged condition, or
  2. The capacity of any vertical gravity load-carrying component, or any group of such components, that supports more than 30 percent of the total area of the structure's floor(s) and roof(s) has been reduced more than 20 percent from its pre-damaged condition, and the remaining capacity of such affected elements with respect to all dead and live loads is less than 75 percent of that required by the building code for new buildings of similar structure, purpose, and location.
- B. Section 404 is amended by adding thereto Section 404.6 to read as follows:
- 404 Repairs.** Repairs of structural elements shall comply with this section.
- 404.6.1 Seismic evaluation and design.** Seismic evaluation and design of an existing building and its components shall be based on the following criteria.
- 404.6.1.1 Evaluation and design procedures.** The seismic evaluation and design shall be based on the procedures specified in the building code, ASCE 31 Seismic Evaluation of Existing Buildings (for evaluation only) or ASCE 41 Seismic Rehabilitation of Existing Buildings.
- C. **Appendix Chapter A1**(*Seismic Strengthening Provisions for Unreinforced Masonry Bearing Wall Buildings*) only, of the 2019 California Existing Building Code by ICC is hereby adopted with no amendments.
- ( Ord. No. 1147 , § 4, 1-22-20)

## Chapter 15.40 CONSTRUCTION SITE SECURITY

### Sections:

#### 15.40.010 Construction site security.

- A. The owner, contractor or responsible party constructing a new building, addition, alteration, or demolition to an existing building shall maintain security measures as deemed necessary or as required by the building official to control vandalism, fires, blowing dust, sand or debris.
- B. Perimeter security fencing is required along all property lines. Fencing shall be a minimum six feet high with a minimum ninety-four (94) percent blackout heavy-duty plastic screening. The number of access points onto the site shall be minimized, and where feasible, situated in locations that are highly visible from an adjacent street. Vehicle and pedestrian gates and openings shall have gates secured after hours of operation. Locking gates shall be secured with minimum 3/8-inch thick, thirty (30) grade coil chain, or minimum 5/16-inch cable.
- C. The owner, contractor or responsible party constructing a new building, addition, alteration, or demolition to an existing building shall keep the construction site clean by having an adequately sized debris box container placed on the site for the depositing of trash and debris. As used in this section, trash and debris shall include papers, cartons, bottles, cans, garbage, roofing materials, insulation, plaster, concrete, boards and other substance that may be accumulated as a result of construction activities.
- D. A trash container shall remain on the construction site until the building inspector has completed the final inspection or has approved the removal of the container. Said container shall be emptied of its contents on a regular schedule or as ordered by the building inspector in order to avoid blowing debris or other public nuisances.

- E. Disposal shall be by transportation to a legally established dump site by the city's refuse contractor, or other person authorized by law to remove any container from the location where the person in charge for storage and collection placed the container.
- F. Refusal to comply with the provisions of this section shall be deemed a misdemeanor or infraction and is punishable as stipulated in Section 3.48.090 of this code. The non-compliance can be sufficient cause for the revocation of the issued building permit.

(Ord. 988 § 4 (part), 2007)

## **Chapter 15.41 MOVED BUILDINGS AND TEMPORARY STRUCTURES**

### **Sections:**

#### **15.41.010 Permits required.**

It is unlawful for any person, firm or corporation to move or cause to be moved any building or structure excepting a contractors tool house, construction office or similar structure which is relocated as construction requires, into or within the city without first obtaining a permit to do so from the building official.

Exception: Buildings moved to the business premises of a house for the purpose of temporary storage.

(Ord. 988 § 4 (part), 2007)

#### **15.41.020 Application and investigation fee.**

To obtain a permit to relocate a building or structure the applicant shall first file an application therefore as required by California Building Code. The building official may require plans, photographs and other data to substantiate the application.

Each application shall be accompanied by an investigation fee to cover the costs of processing the application, inspecting the building and premises, and handling other matters connected therewith. Such fee shall be nonrefundable. If the building to be moved is located outside the city, the applicant shall pay an additional fee to cover increased costs of inspection and mileage.

(Ord. 988 § 4 (part), 2007)

#### **15.41.030 Investigation and report.**

The building official may cause an investigation to be made of each building or structure for which an application for a relocation permit has been received. A written report shall be prepared based on such inspection, and a copy of the report shall be given to the applicant. This report shall contain the approval or disapproval by the building official for relocating the building. If approved for relocation, the report may list the requirements and corrections necessary for making the building conform to the codes adopted herein.

In granting an approval for relocation, the building official may impose such terms and conditions as he or she may deem reasonable and proper, including time limits for completion of all work, and requirements for whatever changes, alterations, additions or repairs are necessary to assure that relocation will not be materially detrimental or injurious to public health, safety and welfare.

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The investigation report shall remain valid for a period of one hundred eighty (180) days after the building or structure has been inspected, after which time a new investigation and report may be required by the building official.

(Ord. 988 § 4 (part), 2007)

#### **15.41.040 Denial of permit.**

Except as otherwise provided in this section, the building official shall be vested with the discretion to refuse to issue a relocation permit for any building or structure which:

- A. Is so constructed or is in such condition as to be dangerous;
- B. Is infested with pests or is unsanitary;
- C. Is in such condition in the judgment of the building official that it does not admit of practicable and effective repair;
- D. Is so dilapidated, defective or unsightly or is in such a condition of deterioration or disrepair that its relocation at the proposed site would cause appreciable harm to or be materially detrimental to the property or improvements in the area to which it would be relocated;
- E. Because of age, size, design or architectural treatment, does not substantially conform to the design, plan and construction of the buildings located in the area to which it is to be relocated so that its relocation would be materially detrimental to the property or improvements in said area.

(Ord. 988 § 4 (part), 2007)

#### **15.41.050 Security required.**

The building official shall be vested with the authority to require the applicant for a permit to first post with the building official a performance bond executed by the owner of the premises where the building or structure is to be located, listing said owner as principal, and an approved surety company authorized to do business in the state as surety; a cash bond naming the city of Coachella as the payee; or an assignment of certificates or shares issued by a savings and loan association doing business in this state and insured by the Federal Savings and Loan Insurance Corporation. The building official may waive the requirement of security when the owner of the property is a governmental agency.

The performance bond required by this section shall:

- A. Be in form joint and several;
- B. Name the city of Coachella as obligee;
- C. Guarantee that the required work will be completed or, when ordered by the building official, the building or structure will be removed or demolished and the site cleared, cleaned, and restored to its original condition; within a reasonable time frame set by the building official;
- D. Be in an amount equal to the estimated cost, plus ten (10) percent, of the work required to be done in order to comply with all of the conditions of the relocation permit or shall be in an amount equal to the cost of demolition and removal, whichever is greater. Such costs for purposes of the bond shall be as estimated by the building official;
- E. State therein the legal description or address of the property to which the building or structure is to be relocated.

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(Ord. 988 § 4 (part), 2007)

#### **15.41.060 Conditions of security.**

Every performance bond, cash bond or assignment of shares required by this chapter shall be conditioned as follows:

- A. Unless otherwise specified in the investigation report, work required to be done pursuant to the conditions of the relocation building permit shall be initiated within one hundred eighty (180) days from the date of issuance of the permit;
- B. The time limit specified may be extended for good and sufficient cause after written request of the principal or surety, before said time limit has expired. The building official shall notify the principal and surety in writing of such time extension and may extend the time limit without consent of the surety;
- C. The term of each bond posted pursuant to this section shall begin upon the date of the posting thereof and shall end upon the completion to the satisfaction of the building official of the performance of all the terms and conditions of the relocation building permit;
- D. The building official and the surety, or the duly authorized representative of either, shall have access to the premises described in the relocation permit for the purpose of inspecting the progress of the work;
- E. Upon default by the principal, the surety shall cause all required work to be performed as set forth as stated in the investigation report and relocation permit;
- F. In the event of default in the performance of any term or condition of the relocation permit, the surety or any person employed or engaged on its behalf, or the building official or any person employed or engaged on his or her behalf, may go upon the premises to complete the required work or to remove or demolish the building or structure, and to clear, clean and restore the site.

(Ord. 988 § 4 (part), 2007)

#### **15.41.070 Permit issuance and fees.**

Before any permit is issued for the relocation, reconstruction or repair of a building or structure a fee therefore shall be paid to the building official in accordance with the city council resolution for building, electrical, plumbing, mechanical, grading or other permits when applicable. The required permits, together with the investigation report, shall comprise the relocation permit for the purpose of this section.

The valuation for the purpose of determining the relocation permit fee shall be based upon the building officials estimate of the cost of work necessary to relocate the structure and to bring into compliance with conditions listed on the investigation report and permit.

(Ord. 988 § 4 (part), 2007)

#### **15.41.080 General requirements.**

The following information shall be filed for review and subject to the approval of the building official prior to the issuance of the building relocation permit:

The location and address of the old and new sites;

- A. A plot plan of the new location, including adjacent lots of all sides of the property with their use and an indication of all structures and improvements on such lot;

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- B. Plans and specifications for the proposed improvements at the new location, including drainage, foundation design and attachment, structural, geologic and soil engineering as appropriate;
- C. The definition of the route of travel for the structure to be moved. The time and route shall be subject to the approval of the city engineer, fire chief and chief of police;
- D. A termite inspection report prepared by a legally qualified person;
- E. The abandonment of sewage disposal systems and/or sewer laterals as set forth in the California Plumbing Code, for the old and the new parcels involved;
- F. A current photograph showing all four elevations of each structure to be relocated;
- G. Such additional information as shall be deemed reasonably necessary by the building official to carry out the intent and purpose of this chapter;
- H. That the structure shall comply or be altered to comply with current building, electrical, comfort heating, and air conditioning and plumbing code requirements; and
- I. The vacated site shall be cleaned and restored to a safe and sightly condition, including the removal of abandoned foundation systems.

(Ord. 988 § 4 (part), 2007)

#### **15.41.090 Expiration of permits.**

Permits for the relocation, reconstruction and repair of a building or structure shall be null and void in accordance with the provisions of CBC Section 106.4.4 if the building or structure is not relocated to the proposed site and/or the required work commenced within three hundred and sixty five (365) consecutive calendar days of the date of issuance of such permits.

(Ord. 988 § 4 (part), 2007)

#### **15.41.110 Procedure upon default.**

- A. **Performance Bond.** Should the principal fail to comply with the conditions required by the relocation permit, the building official shall give notice of default in writing to the principal and to the surety named in the performance bond. The notice of default shall state the conditions of the bond, which have not been complied with and shall specify the period of time the building official deems to be reasonably necessary for completion of the work. Upon receipt of a notice of default, the surety shall cause the required work to be completed within the time specified. The surety shall have the option of removing or demolishing the building or structure in lieu of completing the required work, in which case the site shall be suitably cleared, cleaned and restored to the satisfaction of the building official.

Exception: The surety may be granted a release from its obligation to perform under the conditions of the performance bond provided,

- 1. A written agreement is executed between surety and the division of building and safety under which the division assumes responsibility for causing completion of required work or demolition of the structure; and
- 2. A cash bond is posted by surety in the amount of the performance bond, payable to the city, to enable the building official to cause the required work of repair or demolition to be performed in accordance with subsection B of this section.

- B. Cash Bond. When a cash bond has been posted the building official shall give notice of default to the principal in the manner set forth above. Should the principal fail to comply with requirements within the specified time period, the building official at his or her own discretion may proceed without delay and without further notice or proceeding to use the cash deposit or any portion thereof to cause the required work to be completed by contract or otherwise.
- C. Assignment of Shares. When an assignment of shares has been posted the building official shall give notice of default to the principal in the manner set forth above. Should the principal fail to comply with requirements within the specified time period, the building official may request payment of the assigned certificates or share or any portion thereof by the savings and loan association and at his or her own discretion the building official may proceed without delay and without further notice or proceeding to use such assets to cause the required work to be completed by contractor or otherwise.

(Ord. 988 § 4 (part), 2007)

#### **15.41.120 Release of security.**

- A. Performance Bond. When all conditions and requirements of the relocation permit and applicable laws and ordinances have been completed, the building official shall notify the surety that the bond has been exonerated.
- B. Cash Bond. When a cash bond has been posted and all requirements of the relocation permit have been completed, the building official shall return the cash to the depositor, or to his or her successor or assigns, except any portion thereof that may have been used, cashed or deducted as provided elsewhere in this section.
- C. Assignment of Shares. When an assignment of shares has been made and all requirements of the relocation permit have been completed, the building official shall notify the savings and loan association and shall do all things reasonably necessary to effect a release of said assignment to the principal or to his or her successors or assigns, except any portion thereof that may have been used, cashed or deducted as provided elsewhere in this section.

(Ord. 988 § 4 (part), 2007)

## **Chapter 15.44 BUILDING NUMBERING**

### **Sections:**

#### **15.44.010 Required.**

Every person owning real property in the city which is improved with a building is required to affix at or near the main entrance to said building a proper street number.

(Prior code § 7-126)

#### **15.44.020 Assignment of number—System.**

Building numbers shall be assigned to buildings by the director of building who shall assign such number in accordance with the uniform numbering system heretofore and now being used in the Coachella Valley, county of Riverside, state of California.

(Prior code § 7-127)

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**15.44.030 Size, color, location of numbers.**

The numbers in building numbers shall be of sufficient size and color and shall be so affixed at or near the main entrance to the building so as to be easily visible from that portion of the street upon which such building shall face which shall be immediately adjacent to such front entrance.

(Prior code § 7-128)

**15.44.040 Numbering by city.**

If any person shall fail to comply with the provisions of this chapter within thirty (30) days of being notified of the number assigned by the director of building, the director shall, and he or she is hereby empowered, to enter upon the real property of such person and affix the number assigned by him or her to such building and to collect the reasonable cost of such installation from the owner of such real property by court action or otherwise.

(Prior code § 7-129)

**15.44.050 Correcting erroneous numbers.**

In cases where incorrect numbers have been placed and remain or shall hereafter be placed on any house or building, the owner, agent or other person shall, upon notification by the building official, correct the erroneous numbers within thirty (30) days after official notification.

(Ord. 988 § 5 (part), 2007)

**15.44.060 Violation—Penalty.**

It is unlawful for any person to violate any provision or fail to comply with any of the requirements of this chapter. Any person violating any provision of the chapter or failing to comply with any of the requirements is deemed guilty of a violation of Section 3.48.090 of this code.

(Ord. 988 § 5 (part), 2007)

## Chapter 15.48 HISTORIC DISTRICTS AND SITES

**Sections:****15.48.010 Purpose—Authority.**

This chapter is adopted pursuant to the authority of Government Code Section 37361 for the purpose of preserving areas and specific buildings of the city which reflect elements of its cultural, social, economic, political, architectural and archaeological history. This chapter is intended to stabilize and improve buildings, structures or areas which are considered to be of historical, architectural, archaeological or ecological value, to foster civic beauty, to strengthen the local economy and to promote the use of specific buildings for the education and welfare of the citizens.

(Prior code § 18-41)

### **15.48.020 Definitions.**

For the purposes of this chapter, the following words shall have the meanings ascribed to them unless the context indicates another meaning:

"Historic district" means any area of the city containing a number of structures, natural features or sites having historic, architectural, archaeological, cultural or aesthetic significance and designated as an historic district under the provisions of this chapter.

"Historic site" means a historic site is any real property such as: a building; a structure, including but not limited to archways, tiled areas and similar architectural elements; an archeological excavation or object that is unique or significant because of its location, design, setting, materials, workmanship or aesthetic effect; and

1. That is associated with events that have made a meaningful contribution to the nation, state or community;
2. That is associated with lives of persons who made a meaningful contribution to the nation, state or local history;
3. That reflects or exemplifies a particular period of the national, state or local history;
4. That embodies the distinctive characteristics of a type, period or method of construction;
5. That presents the work of a master builder, designer, artist, or architect whose individual genius influenced his or her age; or that possesses high artistic value;
6. That represents a significant and distinguishable entity whose components may lack individual distinction; or
7. That has yielded or may be likely to yield information important to national, state or local history or prehistory.

(Prior code § 18-42)

### **15.48.030 Exceptions.**

The regulations contained in this chapter do not apply to routine maintenance or repair to restore a structure as near as possible to its original condition after decay, injury, dilapidation or partial destruction of a structure within an historic district or upon an historic site, provided such maintenance or repair does not exceed one thousand five hundred dollars (\$1,500.00) in value.

(Prior code § 18-43)

### **15.48.040 Appeal.**

Any person aggrieved by an action of the planning commission under this chapter may appeal the decision to the city council by filing a request to appeal with the city clerk within ten (10) days from the planning commission's decision.

(Prior code § 18-44)

### **15.48.050 Penalty for chapter violation.**

Any violation of this chapter shall constitute a misdemeanor.

(Prior code § 18-45)

(Ord. No. 1098, § 37, 12-14-16)

### **15.48.060 Injunctive relief.**

The city council may seek relief from the appropriate court to restrain or enjoin any violation of this chapter and of the orders and decisions of the planning commission, or to compel the reconstruction of any building, structure or object which is destroyed in violation of this chapter or the orders and decisions of the planning commission or city council.

(Prior code § 18-46)

### **15.48.070 Compliance with other laws.**

- A. The provisions of this chapter are separate from and additional to all other requirements of law, including but not limited to compliance with other ordinances and codes of the city, conditions of approval of land use permits and architectural review and approval. Neither a certificate of approval nor any other provisions of this chapter shall be deemed to relieve the owner or applicant from full compliance with any such laws, ordinances, codes or conditions.
- B. All permits issued for construction, preservation, restoration or alteration of a building designated as a historic site shall be issued in accordance with the state historic building code as provided in Health and Safety Code, Sections 18950 through 18961, or as amended, which the city adopts and incorporates in this chapter by this reference.

(Prior code § 18-47)

### **15.48.080 Created by council.**

The city council may designate one or more historic sites or districts by following the procedures specified in this section. Designations will be made by categorizing nominated sites and districts into one of the following classifications and such other categories as may be designated by resolution:

- A. Class 1. Structure/site qualified for city designation; may be qualified at the federal, state and/or county level. Archival file will be maintained. Structure/site may not be modified nor objects moved without the approval of the city council; usage may be limited by the city council to the extent that it may impair the integrity of the site. Site will be plaqued (intended for use when the structure or site still exists as it did during the historical period or is restorable).
- B. Class 2. Site qualified for city designation; may be qualified at the federal, state and/or county level. Archival file will be maintained. Site is eligible for plaquing (intended for use when the site is not occupied by a modern structure or use which is different than that of the historical period or if structure is unusable, nonconforming, unrestorable or the like).
- C. Class 3. Structure/site was constructed before 1945, or a year to be determined by the city council, or construction date cannot be confirmed. Eligible for a six-month stay of demolition. Action of the historical site preservation board may include recommendation to reclassify. All structures built prior to the subject date would be automatically so classified.
- D. Historic District. Qualified for city designation; may be qualified at the federal, state and/or county level. Archival file will be maintained and shall contain a map delineating contributing and

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noncontributing structures or sites. Contributing structures/sites shall be subject to class 1 regulations until such time that they may be reclassified. Non-contributing structures/sites shall be subject to review by the historical site preservation board before demolition or construction. A specific plan, containing special regulations pertaining to the subject area, may be adopted by each district.

(Prior code § 18-51)

#### **15.48.090 Investigation and study by the planning commission.**

The city council designates the planning commission to act as an investigatory and advisory body with respect to preservation of historic sites or structures within the city. The planning commission shall conduct or cause to be conducted such preliminary surveys, studies or investigations as it deems necessary to adequately inform the planning and city council prior to the public hearing, and shall make available to any interested person the results of any such survey, study or investigation. The planning commission may request the assistance of any individual who has knowledge and interest in the cultural, socioeconomic, architectural or archaeological history of the area, either through experience, training, education or occupation.

##### **A. Planning Commission serves as the Cultural Heritage Board in which the Commission's duties are to:**

1. Compile and maintain a current list of all of such sites, buildings or structures which it has determined to be historical or cultural sites or monuments. Such list shall contain a brief description of the site, building, structure or object in its natural setting, and the reasons for its inclusion in the list;
2. Publish and transmit said list to all interested parties and to disseminate public information concerning the list, or any site, building, structure or object in its natural setting contained therein;
3. Take all steps necessary to preserve such historically significant properties which are not in conflict with the health, safety, and general welfare of the public, or the powers and duties of the City, or its several boards, officers or departments;
4. Make any recommendations to the City Council in connection with the exercise of its duties which it determines are necessary to implement or carry out the spirit and intent of this subsection;
5. Designate landmarks and historical districts subject to the approval of the City Council.

(Prior code § 18-52)

**1548.095 - Initiation of Historic District or Amendments to the City's Designated Historic Resources List or City's Landmarks List. An amendment to the City's Designated Historic Resources List or Landmarks List may be initiated by any of the following actions:**

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1. At the direction of the Planning Director, City Council or Planning Commission acting as the Cultural Heritage Board.
2. The filing of an application by a property owner(s) or his/her (their) authorized agent(s).

#### **15.48.100 Notice of public hearing by the planning commission.**

- A. Mailed notice of the public hearing shall be provided at least ten (10) days prior to the hearing to the owners of all property lying within the area proposed to be designated as an historic site or district or within three hundred (300) feet of the outer boundaries of the area proposed to be designated as an historic site or district, and in addition to such mailed notice, notice of such hearing shall be published in a newspaper of general circulation within the city at least ten (10) days prior to such hearing. If mailed notice as required above would result in notice to more than two hundred fifty (250) persons, as an alternative to such mailed notice, notice may be given by placing a display advertisement in a newspaper of general circulation in the city, and by posting such notice in at least three conspicuous places within the proposed boundaries of such site.
- B. Notice of public hearing before the city council may be combined with the notice of public hearing before the planning commission; provided, that the date set for public hearing before the city council shall be not more than sixty (60) days later than the date set for public hearing by the planning commission. For good cause, the public hearing may be continued from time to time, without further published notice, by announcing the fact at the time and place set for the public hearing before the city hearing body.

(Prior code § 18-53)

#### **15.48.110 Findings—Recommendation to the city council.**

Following such public hearing, the planning commission shall make findings upon which it shall base its recommendation to the city council concerning the designation of such proposed historic site or district. Within thirty (30) days after the conclusion of the public hearing, the planning commission shall file its recommendation with the city council, together with a report of findings, hearings, and other supporting data.

(Prior code § 18-54)

#### **15.48.120 Public hearing—City council.**

The city council shall hold a public hearing upon notice given in the same manner and to the same persons as required for the public hearing before the planning commission, which notices may be combined as stated elsewhere in this chapter.

(Prior code § 18-55)

#### **15.48.130 Same—Conduct.**

At the public hearing the city council shall receive all evidence and hear all interested persons, and the matter shall then be submitted to the city council for decision.

(Prior code § 18-56)

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**15.48.140 Same—Findings and decisions—Resolution.**

If the city council shall find that the purposes of this chapter are furthered by designation of property as an historic site or district, such findings shall be stated in a resolution designating such property within such historic site or district. From and after the adoption of such resolution, all property within such historic site or district shall be subject to the rules and regulations governing the demolition, preservation, rehabilitation or alteration of historic sites.

(Prior code § 18-57)

**15.48.150 Markers for designated historic sites.**

- A. Upon designation of an historic site by the city council, the planning commission may determine which historic sites shall be marked with uniform and distinctive markers. The markers shall be of a design approved by the planning commission.
- B. As a courtesy, notice may be given to the county historical commission and the state department of parks and recreation (office of historic preservation) regarding the proposed location of markers prior to installation to permit recommendations by those agencies.

(Prior code § 18-58)

**15.48.160 Initiation of proceedings for nomination in the national register.**

- A. The planning commission may initiate proceedings for designation of an historic site or district or the recommendation of a property for nomination to the national register by motion, and shall then hold at least one public hearing prior to making a recommendation to the city council.
- B. The city council may initiate proceedings for designation of an historic site or district or the recommendation of a property for nomination to the national register by motion, and shall then refer the matter to the planning commission for public hearing and recommendation.
- C. Upon final action by the city council recommending a property for nomination to the national register, the recommendation will be forwarded by appropriate application to the state department of parks and recreation.

(Prior code § 18-50)

**15.48.170 Stay of demolition.**

At any time after the initiation of proceedings for designation of an historic site or district, the planning commission may, upon its own motion or upon the application of any interested person, issue an order staying any proposed or threatened demolition or alteration of the exterior or any structure within or upon such proposed site. Such stay order shall be effective for no longer than one hundred twenty (120) days, and is intended to afford time for necessary studies, hearings and determination whether such sit should be designated as an historic site. Such stay order may be extended once for a period not to exceed sixty (60) days.

(Prior code § 18-71)

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**15.48.180 Effect of stay order—Exceptions.**

Upon the issuance of a stay order, no permit shall be given for the demolition or exterior alteration of any structure or the interior arrangement of a public building described in such stay order and any such permit previously issued shall forthwith be revoke subject to any legal constraints that may exist; provided, however, that a stay order shall not prevent the performance of an repairs, demolition, or removal necessary for the protection of public health or safety, and ordered by the chief building official of the city to be performed by the owner or occupier of such structure.

(Prior code § 18-72)

**15.48.190 Approval required.**

No person may undertake any of the following within or upon a class 1 historic site without a certificate of approval from the planning commission:

- A. Construction of a new structure.
- B. The moving, demolition or alteration of an existing structure in any manner which affects the exterior appearance of the structure.
- C. A change in land use which affects the exterior appearance of a structure or the interior arrangement of public buildings.
- D. The erection, remodeling or replacing of a sign which affects the exterior appearance of a structure.

(Prior code § 18-73)

**15.48.200 Application for permit to construct or alter structures.**

A person who desires to construct (including new construction), alter, move or demolish a structure within or upon a class 1 historic site or an historic district shall file an application upon a form prescribed by the city. The application shall include all necessary information required by the rules of the planning commission. When the application is filed, it shall be referred to the planning commission for review at its next meeting.

(Prior code § 18-74)

**15.48.210 Factors to be considered upon permit application.**

In reviewing and acting upon each application, the planning commission shall consider:

- A. The historic value and significance, or the architectural value and significance or both, of the structure and its relation to the historic value of the surrounding area.
- B. The relationship of the exterior architectural features of any structure to the rest of the structure itself and to the surrounding area.
- C. The general compatibility of exterior design, arrangement, texture and material which is proposed by the applicant.
- D. Archaeological or ecological significance of the area.

(Prior code § 18-75)

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**15.48.220 Board action restricted to exterior features—Exception.**

- A. The planning commission shall consider and pass upon only the exterior features of a structure and may not consider the interior arrangement of the structure, except in the case of public buildings. The commission may not disapprove applications except in regard to the considerations set forth in this chapter and in rules and regulations adopted by the planning commission pursuant to this chapter.
- B. It is the purpose and intent of this chapter that the planning commission be strict in its judgment or plans for structures considered to have great historic or architectural value. It is also the purpose of this chapter and the intent of the city council that the planning commission be lenient in its judgment of plans for structures which have little or no historic value except for plans which seriously impair the historic or architectural value of surrounding structures or the archaeological or ecological value of surrounding area. In adopting this chapter the city council does not intend to limit new construction, alteration or repairs to any particular period or architectural style.

(Prior code § 18-76)

**15.48.230 Procedure upon permit application.**

- A. Upon the filing of an application, the secretary of the planning commission shall set the matter for review and shall give notice in accordance with this chapter and the rules of the planning commission. The planning commission shall make its decision within forty-five (45) days from the date the application is filed. If the planning commission fails to act within forty-five (45) days, the application is considered approved unless the applicant and the planning commission agree to an extension of time.
- B. At the conclusion of its review, the planning commission shall make its decision and shall file a certificate of approval or certificate of rejection with the building official of the city. No person may do any work upon a structure which is subject to an application until the planning commission has filed its certificate of approval. If the planning commission files a certificate of rejection, the building or demolition official may not issue a permit for such work.

(Prior code § 18-77)

**15.48.240 Special considerations.**

- A. If an application affects the exterior appearance of a structure or proposes to demolish a structure in a manner which the planning commission considers to be detrimental to the city, the planning commission shall attempt, in cooperation with the owner to arrive at an economically feasible plan for the preservation of the structure.
- B. If the planning commission is satisfied that the propose construction or alteration will not materially impair the historic or architectural value of the structure, it shall approve the application.
- C. If the planning commission finds that the retention of the structure constitutes a hazard to public safety and the hazard cannot be eliminated by economic means available to the owner, it shall approve the application.
- D. The planning commission may approve the application if any of the following circumstances exist:
  - 1. The structure is a deterrent to a major improvement program which substantially benefits the city;
  - 2. Retention of the structure causes an undue hardship to the owner; or
  - 3. Retention of the structure is not in the interest of the majority of the inhabitants of the city.

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- E. The planning commission may approve the moving of a structure of historical architectural value as an alternative to demolition.

(Prior code § 18-78)

#### **15.48.250 Limit on number of permit applications.**

No application for the same or similar work may be filed within one year after the planning commission has rejected it.

(Prior code § 18-79)

#### **15.48.260 Preexisting building permits.**

This chapter does not apply to construction, alteration, moving or demolition of a structure started under a building permit issued before the effective date of this chapter.

(Prior code § 18-80)

## **Chapter 15.52 CONCRETE ON ALKALINE SOIL**

### **Sections:**

#### **15.52.010 Purpose.**

This chapter is adopted for the general welfare of the property owners of the city in order to prevent the depreciation of property values and the elimination of economic loss to property owners of the city. The high sulfate content of soil materials within the incorporated limits of the city requires that regulations and restrictions, in accordance with this chapter, be created and adopted pertaining to the placement and protection of all concrete placed within the city which will or may come into contact with alkaline soils containing sulfates.

(Prior code § 7-76)

#### **15.52.020 Applicability.**

The regulations and restrictions of this chapter are placed upon all concrete within the city which comes into contact with alkaline soils containing sulfates.

(Prior code § 7-77)

#### **15.52.030 Elevation—Thickness of slabs.**

All concrete floor slabs shall have an elevation at least eight inches above the adjacent finish grade and shall not be less than three and one-half inches in thickness.

(Prior code § 7-78)

**15.52.040 Height of slab above street.**

The top of concrete floor slab shall be at least eight inches above the crest of the street or the top of the curb if curbs are in place.

(Prior code § 7-79)

**15.52.050 Type of cement.**

All concrete used in floor slabs where floor slab is supported by earth or fill of any kind and all concrete used in footings, foundations, curbs, gutters, sidewalks, driveways and walls supporting or retaining earth or fill shall contain only sulfate resistant Type V. Portland cement. Portland cement concrete shall be composed of not less than four hundred seventy (470) pound (five sacks) of Portland cement per cubic yard of concrete, except that any concrete containing an approved water reducing admixture, used in accordance with the manufacturer's recommendations shall contain not less than four hundred eighteen (418) pound (4.5 sacks) of Portland cement per cubic yard of concrete.

(Prior code § 7-80)

**15.52.060 Standards for ready-mix concrete.**

Ready mixed concrete shall comply with Uniform Building Code Standard No; 26-11-64 based on the specification standards of the American Society for Testing and Materials.

(Prior code § 7-81)

**15.52.070 Using alkaline fill soil.**

Soils or materials which may have an alkali or sulfate content shall not be relocated, placed or used as fill at any location within the city unless a test sample of the soil is first obtained under the direction of the department of building and tests conducted by an approved testing agency indicates that the alkali or sulfate content of the soil sample does not exceed the amount in the natural soil at the location where the fill is to be placed. The director of building may waive the test sample requirements for good cause.

(Prior code § 7-82)

**15.52.080 Base course required.**

A base course shall be provided beneath the concrete floor slab of any structure consisting of at least a four inch thickness of a limited capillarity material. Base course shall be either clean graded gravel or crushed rock. Material shall pass a two inch sieve and be retained in a one-fourth inch sieve.

(Prior code § 7-83)

**15.52.090 Expansion protection for slab.**

A two-inch layer of dry washed sand shall be placed on top of the base course under of a ten (10) mil thick water-proof membrane. This waterproof membrane shall be placed on top of the base course under all slabs to provide for expansion protection for concrete.

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(Prior code § 7-84)

## **Chapter 15.53 PROTECTION OF PREFORMED CONCRETE BLOCK**

### **15.53.010 Purpose.**

This chapter is adopted for the general welfare and safety of the property owners of the city in order to prevent the depreciation of property values and the elimination of economic loss to property owners of the city and to address the deteriorating block walls which have become a nuisance within the city. The high sulfate and selenium content of soil materials within the incorporated limits of the city requires that regulations and restrictions, in accordance with this chapter, be created and adopted pertaining to the placement and protection of all concrete block placed within the city which will or may come into contact with alkaline soils containing sulfates and selenium.

( Ord. No. 1147 , § 5, 1-22-20)

### **15.53.020 Applicability.**

The regulations and restrictions of this ordinance are placed upon all concrete block walls installed within the city in which the block units come into contact with alkaline soils containing sulfates and selenium.

( Ord. No. 1147 , § 5, 1-22-20)

### **15.53.030 Findings.**

High sulfate and selenium content contained within soil within the Coachella city limits has eroded the low plasticity cement contained within concrete block units (CMU) and decomposed this block down to its aggregate content (ruble). This process has left the concrete block unable to maintain compressive strength and has reduced it to a pile of sand. These elements were deposited into the Coachella Valley soil during the cretaceous era by biological sedimentation and naturally break down the soil and clays here into sand and small sized gravel.

( Ord. No. 1147 , § 5, 1-22-20)

### **15.53.040 Financial considerations.**

The below requirement places a minimal financial burden on homeowners and contractors proposing the construction of block walls within the city jurisdiction and represents approximately one dollar (\$1.00) to two dollars (\$2.00) of added cost per linear foot of CMU construction. This financial consideration must be taken into account in the approval of this ordinance.

( Ord. No. 1147 , § 5, 1-22-20)

### **15.53.050 Requirement.**

All concrete block used within the city of Coachella, to construct retaining, freestanding separation, block fence and structural walls within the city jurisdiction shall be protected from sulfate and selenium erosion by use of rubberized, polymer or asphalt membrane which render the block contents impervious to water and deleterious soil elements. All walls will have added membrane protection from the top of the footing up to a level of eight

inches above finished soil grade without interruption, including motor and head joints. Membrane shall consist of the liquid applied, surface bonding type, no preformed membrane papers will be allowed.

( Ord. No. 1147 , § 5, 1-22-20)

### **15.53.060 Standards for membrane material.**

Membrane material installed on walls within the city jurisdiction shall comply with California building code requirements contained in CBC 1805.3 and shall be of a type suitable for use with the type of preformed blocks applied to.

( Ord. No. 1147 , § 5, 1-22-20)

## **Chapter 15.54 RECYCLING AND DIVERSION OF WASTE FROM CONSTRUCTION AND DEMOLITION**

### **Sections:**

### **15.54.010 Findings and purpose.**

The city council of the city of Coachella hereby finds and determines that the city is committed to protecting the public health, safety, welfare, and environment; that in order to meet these goals, it is necessary that the city promote the reduction of solid waste and reduce the stream of solid waste going to landfills; that under California law, as embodied in the California Waste Management Act (California Public Resources Code Section 40000 et seq.), Coachella is required to prepare, adopt, and implement source reduction and recycling elements to reach reduction goals, and is required to make substantial reductions in the volume of waste materials going to landfill, under the threat of penalties of ten thousand dollars (\$10,000.00) per day; that waste from demolition and construction of commercial and residential buildings represents a large portion of the volume presently coming from Coachella, and that a percentage of that waste is particularly suitable for recycling; that Coachella's commitment to the reduction of waste and to compliance with state law requires the establishment of programs for recycling and salvaging construction and demolition materials; that the city council recognizes that requiring demolition and construction waste to be recycled and reused may in some respects add modestly to the cost of demolition and construction and in other respects may make possible some cost recovery and cost reduction; and that it is necessary in order to protect the public health, safety, and welfare that the following regulations be adopted.

(Ord. 930 § 2 (part), 2005)

### **15.54.020 Definitions.**

"Applicant" means any individual, firm, limited liability company, association, partnership, political subdivision, government agency, municipality, industry, public or private corporation, or any other entity whatsoever who applies to the city for the applicable permits to undertake any construction, demolition, or renovation project within the city.

"City-owned projects" means construction, demolition, addition, alteration, and remodel projects that are city-owned and are not described by Section 15.54.050 of this chapter as exemptions.

"Compliance official" means a person designated by the city to evaluate C&D waste plans, track project progress, and determine return and forfeiture of securities.

"Construction" means all building, landscaping, remodeling, addition, removal or destruction involving the use or disposal of designated recyclable and reusable materials as defined in Section 15.54.030 of this chapter.

"Construction and demolition (C&D) waste" means and includes the waste building materials, packaging and rubble resulting from construction, remodeling, repair and demolition operations on pavements, houses, commercial buildings and other structures.

C&D waste includes the following items that meet the above criteria:

1. Components of the building or structure that is the subject of the construction work including, but not limited to, lumber and wood, gypsum wallboard, glass, metal, roofing material, tile, carpeting and floor coverings, window coverings, plastic pipe, concrete, fully cured asphalt, heating, ventilating, and air conditioning systems and their components, lighting fixtures, appliances, equipment, furnishings, and fixtures;
2. Tools and building materials consumed or partially consumed in the course of the construction work including material generated at construction trailers, such as blueprints, plans, and other similar wastes;
3. Cardboard and other packaging materials derived from materials installed in or applied to the building or structure or from tools and equipment used in the course of the construction work; and
4. Plant materials resulting from construction work when commingled with dirt, rock, inert debris or C&D waste.

"Construction and demolition waste plan (C&D waste plan)" means a completed C&D waste form, approved by the city for the purpose of compliance with this chapter, submitted by the applicant for any covered project.

"Contractor" means any person or entity holding, or required to hold, a contractor's license of any type under the laws of the state of California, or who performs (whether as contractor, subcontractor or owner-builder) any construction, demolition, remodeling, or landscaping relating to buildings or accessory structures in the city of Coachella.

"Conversion rate" means the rate set forth in the standardized Conversion Rate Table approved by the city pursuant to this chapter for use in estimating the volume or weight of materials identified in a C&D waste plan.

"Covered projects" means all construction, demolition, addition, alteration, and remodel projects within the city requiring a building permit.

"Demolition" means the decimating, razing, ruining, tearing down or wrecking of any facility, structure, pavement or building, whether in whole or in part, whether interior or exterior.

"Diversion requirement" means the diversion of at least fifty (50) percent of the total C&D waste generated by a project via reuse or recycling, unless the applicant has been granted an exemption pursuant to Section 15.54.050 of this chapter, in which case the diversion requirement shall be the maximum feasible diversion rate established by the compliance official.

"Divert" means redirection of material that would previously be disposed into the landfill. Appropriate diversion methods include transfer of materials to acceptable recycling facilities, approved on-site reuse techniques, and other waste minimization methods approved by the compliance official.

"Exempt" means projects that are described by the criteria outlined in Section 15.54.050 of this chapter are considered exempt.

"Large project" means projects that are forty (40) or more homes under a subdivision or a specific plan constructing one hundred thousand (100,000) square feet or more.

"Mixed waste processing facility" means a recycling, composting, materials recovery or reuse facility for which the compliance official has issued a certification pursuant to regulations promulgated by the compliance official.

"Noncovered projects" means projects that are not described by the definition of "covered projects."

"Performance security" means a letter of credit, certificate of deposit, or cash and cash equivalents submitted to the city pursuant to Section 15.54.080 of this chapter.

"Project" means a building or buildings covered under an individual permit.

"Recycling" means the process of collecting, sorting, cleansing, treating, and reconstituting materials that would otherwise become solid waste, and returning them to the economic mainstream in the form of raw material for new, reused, or reconstituted products which meet the quality standards necessary to be used in the marketplace.

"Recycling facility" means an approved processing facility by city, county, state, or federal government.

"Renovation" means any change, addition, or modification to an existing structure.

"Residential standards" means standards that apply to the construction of residential development.

"Reuse" means further or repeated use of construction or demolition waste.

"Salvage" means the controlled removal of construction or demolition waste from a permitted building or demolition site for the purpose of recycling, reuse, or storage for later recycling or reuse.

(Ord. 930 § 2 (part), 2005)

### **15.54.030 Designated recyclable and reusable materials.**

- A. Recyclable and reusable materials include, but are not limited to, the following:
1. Appliances including, but not limited to, stoves, refrigerators, water heaters, air conditioning, and lighting;
  2. Cardboard materials;
  3. Drywall and plaster materials including drywall, gypsum, and sheetrock;
  4. Green waste, which includes tree trimmings, grass, leaves, roots, and palm fronds;
  5. Masonry building materials including all products generally used in construction including, but not limited to, concrete, rock, stone, and brick;
  6. Metals including ferrous (steel, stainless steel, steel piping, roofing, and flashing) and nonferrous (aluminum, copper, and brass);
  7. Paving materials including asphalt, brick, and concrete;
  8. Roofing materials including wood shingles as well as asphalt, stone, concrete, metal, and slate-based roofing material;
  9. Salvageable materials and structures including, but not limited to, wallboard, doors, windows, fixtures, toilets, sinks, and bathtubs;
  10. Wood waste includes any and all dimensional lumber, fencing or construction wood that is not chemically treated, creosoted, CCA pressure-treated, contaminated or painted;
  11. Any other construction or demolition debris that is nonhazardous and available for recycling or reuse, including dirt.

(Ord. 930 § 2 (part), 2005)

#### **15.54.040 Diversion requirements/covered projects requirements.**

- A. Demolition. Every structure planned for demolition shall be made available for deconstruction, salvage, and recovery prior to demolition. It shall be the responsibility of the owner, the general contractor and all subcontractors to recover the maximum feasible amount of salvageable designated recyclable and reusable materials prior to demolition. Recovered and salvaged designated recyclable and reusable materials from the deconstruction phase shall qualify to be counted in meeting the diversion requirements of this chapter. Recovered or salvaged materials may be given or sold on the premises, or may be removed to a reuse warehouse facility for storage or sale.

All covered projects must do the following:

1. Meet the diversion requirement of at least fifty (50) percent of all construction waste;
  2. Submit a construction and demolition waste plan (on the required forms);
  3. Submit a performance security along with the application required for a construction permit. City-owned projects will not be required to pay the performance security.
- B. New Construction. All covered projects must do the following:
1. Meet the diversion requirement of at least fifty (50) percent of all construction waste.
  2. Submit a construction and demolition waste plan (on the required forms).
  3. Submit a performance security along with the application required for a construction permit. City-owned projects will not be required to pay the performance security.
- C. Every applicant shall submit a properly completed "Recycling and Waste Reduction Form" as prescribed by the city's compliance official, to the building and safety department, as a portion of the building or demolition permit process. The form shall contain an accurate estimate of the tonnage or other specified units of construction and/or demolition waste to be generated from construction and demolition on the site. Approval of the form as complete and accurate shall be a condition precedent to issuance of any building or demolition permit.

(Ord. 930 § 2 (part), 2005)

#### **15.54.050 Diversion requirement exemptions.**

- A. Evaluation of the C&D waste plan may determine the following projects exempt:
1. Work for which a building or demolition permit is not required;
  2. Roofing projects that do not include tear-off of existing roof;
  3. Remodels, alterations, or additions with total area less than five hundred (500) square feet;
  4. Work for which only a plumbing, only an electrical, or only a mechanical permit is required;
  5. Seismic tie-down projects;
  6. Installation of pre-fabricated patio enclosures or accessories such as signs or antennas where no structural building modifications are required;
  7. Projects where no structural building modifications are required;

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8. Emergency demolition that is required to protect the public health and safety; and
  9. Other projects that the compliance official determines infeasible to comply with the diversion requirement.
- B. The compliance official shall determine if the construction project is in compliance with this section. While not required, it shall be encouraged that at least fifty (50) percent of all project-related construction and demolition waste from exempt projects be diverted. The compliance official shall distribute education materials that encourage recycling of construction and demolition waste.

(Ord. 930 § 2 (part), 2005)

#### **15.54.060 Mixed waste processing facilities.**

- A. The compliance official shall issue a certification only if the owner or operator of the facility submits documentation satisfactory to the compliance official:
1. That the facility has obtained all applicable federal, state, and local permits, and is in full compliance with all applicable regulations; and
  2. The mixed waste facility shall determine the amount of material landfilled versus diverted and provide the compliance official with tonnage diverted on receipts.
- B. The city shall make available to each building permit applicant paying a performance security a current list of mixed waste processing facilities.

(Ord. 930 § 2 (part), 2005)

#### **15.54.070 Construction and demolition waste plan.**

- A. In conjunction with the building permit applications fee, the applicant shall submit a properly completed C&D waste plan to the compliance official, in a form as prescribed by that official, for one or more building permits issued at the same time. The completed C&D waste plan shall contain the following:
1. The estimated volume or weight of construction and demolition waste that will be disposed;
  2. The estimated weight of such materials that can feasibly be diverted via reuse or recycling by material type;
  3. The vendor(s) that the applicant proposes to use to service the clean up activities and the markets identified that will be used in recycling or reusing the diverted materials.

The applicant must contract with the city's designated refuse hauler for all refuse removal including, but not limited to, recycling materials.

Because actual material weights are not available in this stage, estimates are used. In estimating the volume or weight of materials as identified in the C&D waste plan, the applicant shall use the standardized conversion rates approved by the city of Coachella for this purpose. Approval of the C&D waste plan as complete and accurate shall be a condition precedent to the issuance of any building or demolition permit. If the applicant calculates the projected feasible diversion rate as described above, and find the rate does not meet the diversion goal, the applicant must then submit information supporting the lower diversion rate. If this documentation is not included, the C&D waste plan shall be deemed incomplete.

- B. Evaluation of the C&D waste plan will determine the following:

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1. Approval. No building or demolition permit shall be issued for any covered project unless and until the compliance official has approved the C&D waste plan. The compliance official shall only approve a C&D waste plan if he or she determines that all of the following conditions have been met:
  - a. The C&D waste plan provides all of the information set forth in this section;
  - b. The C&D waste plan indicates that the diversion requirements of Section 15.54.040 of this chapter are met; and
  - c. The applicant has submitted an appropriate performance security for the project.
2. Nonapproval. If the compliance official determines that the C&D waste plan is incomplete or fails to indicate that the diversion requirements of Section 15.54.040 of this chapter will be met, he or she shall either:
  - a. Return the C&D waste plan to the applicant marked "Disapproved," including a statement of reasons, and will notify the building department, which shall then immediately stop processing the building or demolition permit application; or
  - b. Return the C&D waste plan to the applicant marked "Further Explanation Required."

(Ord. 930 § 2 (part), 2005)

#### **15.54.080 Performance security.**

- A. The applicant for a building or demolition permit shall submit a performance security along with the C&D waste plan. This performance security shall be in the amount of one percent of the building permit valuation, but not greater than one hundred thousand dollars (\$100,000.00).
- B. For large projects, a one hundred thousand dollars (\$100,000.00) performance security will be deposited. The security may be carried forward to the following phase provided the contractor has met the required diversion requirements. If diversion requirements are not met and a portion or all of the performance security is forfeited, the security must be replenished to meet one hundred thousand dollars (\$100,000.00). The dollar amount to be replenished will be based on the diversion schedule in Section 15.54.130 of this chapter.
- C. The applicant shall post performance security in the form of cash, money order, letter of credit, performance or surety bond.

(Ord. 930 § 2 (part), 2005)

#### **15.54.090 Refund of performance security.**

- A. The compliance official may authorize the refund of any performance security which was erroneously paid or collected.
- B. The compliance official may authorize the refund of any performance security when the building permit application is withdrawn or cancelled before any work has begun.
- C. The performance security shall be returned, without interest, in total or prorated, upon proof of satisfaction by the compliance official that no less than the required percentage of construction and demolition waste tonnage generated by the covered project has been diverted from disposal and has been recycled or reused. If a lesser percentage of construction and demolition waste tonnage than is required is diverted, a proportionate share of the deposit shall be returned. The deposit shall be forfeited entirely or to the

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prorated extent that there is a failure to comply with the requirements of this chapter. The city may, by formal resolution, modify the amount of the required security.

(Ord. 930 § 2 (part), 2005)

#### **15.54.100 Use of performance security.**

- A. Monies received by the city as performance security shall be used only for:
1. Payment of performance security refunds;
  2. Programs to divert construction, demolition, and alteration projects from the landfill;
  3. Programs whose purpose is to develop or improve the infrastructure needed to divert wastes from construction, demolition, and alteration projects from landfill disposal;
  4. Allocated staff costs.

(Ord. 930 § 2 (part), 2005)

#### **15.54.110 Reporting.**

- A. To the extent practical, all construction and demolition waste shall be weighed in compliance with all regulatory requirements for accuracy and maintenance. For construction and demolition waste for which weighing is not practical due to small size or other considerations, a volumetric measurement shall be used. For conversion of volumetric measurements to weight, the applicant shall use the standardized conversion rates approved by the city for this purpose.
- B. Throughout the duration of the project, the applicant is required to submit documentation to the compliance official that proves compliance with the requirements of Sections 15.54.040 and 15.54.070 of this chapter. The documentation shall consist of monthly updates showing waste tonnage data, total tonnage, tonnage diverted, and tonnage landfilled supported by original or certified photocopies of receipts and weight tags or other records of measurement from recycling companies, deconstruction contractors, and/or landfill and disposal companies. Receipts and weight tags will be used to verify whether waste generated from the covered project has been or is being recycled, reused, salvaged or disposed. The applicant shall make reasonable efforts to ensure that all designated recyclable and reuse waste salvaged or disposed are measured and recorded using the most accurate method of measurement available. If the applicant fails to complete this requirement, the building inspector or compliance official will consider placing a stop work order on the project or covered project to ensure compliance with this section.
- C. Within sixty (60) days following the completion of the demolition of a covered project (if applicable), and again within sixty (60) days following the final inspection of the project, the applicant shall submit documentation to the compliance official that proves compliance with the requirements of Sections 15.54.040 and 15.54.070 of this chapter. The documentation shall consist of a final completed C&D waste plan showing actual waste tonnage data, supported by original or certified photocopies of receipts and weight tags or other records of measurement from recycling companies, deconstruction contractors, and/or landfill and disposal companies. Receipts and weight tags will be used to verify whether waste generated from the covered project has been or is to be recycled, reused, salvaged, or disposed. The applicant shall make reasonable efforts to ensure that all designated recyclable and reuse waste salvaged or disposed are measured and recorded using the most accurate method of measurement available. If the applicant fails to comply with this requirement, the performance security will be forfeited.

(Ord. 930 § 2 (part), 2005)

**15.54.120 Forfeiture of performance security.**

- A. If the compliance official determines that the applicant has not made a good faith effort to comply with this chapter, or if the applicant fails to submit the documentation required by Sections 15.54.070, 15.54.110, and 15.54.130 of this chapter within the sixty (60)-day time period, then the deposit shall be forfeited to the city.
- B. If it has been determined through the monthly progress of submitted documentation that the project is failing to meet the criteria of Section 15.54.040 of this chapter, the city reserves the right to hire appropriate assistance necessary for the project to achieve compliance. If this occurs, the applicant will be held liable for the costs associated with compliance.
- C. If the compliance official determines that the applicant has diverted a lesser percentage of construction and demolition waste tonnage than required, the deposit shall be forfeited entirely or to the prorated extent that there is failure of compliance.

(Ord. 930 § 2 (part), 2005)

**15.54.130 Compliance and release of performance security.**

The compliance official shall review the information submitted under Section 15.54.110 of this chapter and determine whether the applicant has complied with the diversion requirement as follows:

- A. Full Compliance. If the compliance official determines that the applicant has fully complied with the diversion requirement applicable to the project, the compliance official shall cause the performance security to be returned in full, without interest, within fifteen (15) days.
- B. Partial Compliance. If the contractor is not found in compliance but has submitted required forms and documentation, the city may refund a percentage of the deposit for partial compliance. See schedule in this subsection to determine the amount of the security to be refunded based on the level of diversion obtained and supported.

% Diverted	% Deposit Returned
50%	100%
40—49%	80%
30—39%	60%
20—29%	40%
10—19%	20%
Under 10%	0%

- C. Noncompliance. If the compliance official determines that the applicant has not fully or partially complied with the diversion requirement, or if the applicant fails to submit the documentation required by Section 15.54.110 of this chapter within the sixty (60)-day time period, then the performance security shall be forfeited to the city.

(Ord. 930 § 2 (part), 2005)

**15.54.140 Appeal/administrative appeal.**

- A. Any decision of a code compliance officer made under Section 15.54.130 of this chapter may be appealed under the procedure set forth in Chapter 3.28 of this code.

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(Ord. 930 § 2 (part), 2005)

#### **15.54.150 Option to revise.**

Annually, the city will evaluate the Recycling and Diversion of Construction and Demolition Waste Ordinance to determine its effectiveness in reducing the amount of C&D waste disposed. In making this determination, the city will consider issues such as the amount of C&D waste disposed, volume of C&D activity, markets for C&D waste, and other barriers encountered by applicants. If the city determines the C&D disposed had the potential for diversion, then the city may amend these provisions and implement the necessary measures to divert more C&D waste.

(Ord. 930 § 2 (part), 2005)

#### **15.54.160 Violation as a public nuisance.**

A violation of any provision of this chapter shall be a public nuisance subject to the enforcement provisions of Title 3 of this code.

(Ord. 930 § 2 (part), 2005)

#### **15.54.170 Misdemeanor violation.**

A violation of any provision of this chapter shall be a misdemeanor and shall be punishable by a fine not to exceed one thousand dollars (\$1,000.00) or imprisonment for no more than one year, or both.

(Ord. 930 § 2 (part), 2005)

## **Chapter 15.56 FLOODPLAIN MANAGEMENT\***

Sections:

### ***Article I Statutory Authorization, Findings of Fact, Purpose and Methods***

#### **15.56.010 Statutory authorization.**

The legislature of the state of California has in Government Code Sections 65302, 65560, and 65800 conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the city of Coachella of the county of Riverside does hereby adopt the following floodplain management regulations.

(Ord. 1005 § 2 (part), 2008; Ord. 1002 § 2 (part), 2008)

#### **15.56.020 Findings of fact.**

- A. The flood hazard areas of Coachella Valley are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.

(Supp. No. 24)

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- B. These flood losses are caused by uses that are inadequately elevated, floodproofed, or protected from flood damage. The cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities also contributes to flood losses.

(Ord. 1005 § 2 (part), 2008: Ord. 1002 § 2 (part), 2008)

### **15.56.030 Statement of purpose.**

It is the purpose of this chapter to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by legally enforceable regulations applied uniformly throughout the community to all publicly and privately owned land within flood prone, mudslide (i.e., mudflow) or flood related erosion areas. These regulations are designed to:

- A. Protect human life and health;
- B. Minimize expenditure of public money for costly flood control projects;
- C. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- D. Minimize prolonged business interruptions;
- E. Minimize damage to public facilities and utilities such as water and gas mains; electric, telephone and sewer lines; and streets and bridges located in areas of special flood hazard;
- F. Help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future blighted areas caused by flood damage;
- G. Ensure that potential buyers are notified that property is in an area of special flood hazard; and
- H. Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

(Ord. 1005 § 2 (part), 2008: Ord. 1002 § 2 (part), 2008)

### **15.56.040 Methods of reducing flood losses.**

In order to accomplish its purposes, this chapter includes regulations to:

- A. Restrict or prohibit uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or flood heights or velocities;
- B. Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- C. Control the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters;
- D. Control filling, grading, dredging, and other development which may increase flood damage;
- E. Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas.

(Ord. 1005 § 2 (part), 2008: Ord. 1002 § 2 (part), 2008)

## ***Article II Definitions***

### 15.56.050 Definitions.

Unless specifically defined below, words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application.

A Zone. See "Special flood hazard area."

"Accessory structure" means a structure that is either:

1. Solely for the parking of no more than two cars; or
2. A small, low cost shed for limited storage, less than one hundred fifty (150) square feet and one thousand five hundred dollars (\$1,500.00) in value.

"Accessory use" means a use which is incidental and subordinate to the principal use of the parcel of land on which it is located.

"Alluvial fan" means a geomorphologic feature characterized by a cone or fan-shaped deposit of boulders, gravel and fine sediments that have been eroded from mountain slopes, transported by flood flows, and then deposited on the valley floors, and which is subject to flash flooding, high velocity flows, debris flows, erosion, sediment movement and deposition, and channel migration.

"Apex" means a point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.

"Appeal" means a request for a review of the floodplain administrator's interpretation of any provision of this chapter.

"Area of shallow flooding" means a designated AO or AH zone on the flood insurance rate map (FIRM). The base flood depths range from one to three feet; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of Special Flood Hazard. See "Special flood hazard area."

"Base flood" means a flood which has a one percent chance of being equaled or exceeded in any given year (also called the "one hundred (100) year flood"). Base flood is the term used throughout this chapter.

"Base flood elevation (BFE)" means the elevation shown on the flood insurance rate map for zones AE, AH, A1-30, VE and V1-V30 that indicates the water surface elevation resulting from a flood that has a one percent or greater chance of being equaled or exceeded in any given year.

"Basement" means any area of the building having its floor subgrade - i.e., below ground level - on all sides.

Building. See "Structure."

"Development" means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

"Encroachment" means the advance or infringement of uses, plant growth, fill, excavation, buildings, permanent structures or development into a floodplain which may impede or alter the flow capacity of a floodplain.

"Existing manufactured home park or subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before August 19, 1980.

"Expansion to an existing manufactured home park or subdivision" means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

"Flood," "flooding," or "floodwater" means:

1. A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters; the unusual and rapid accumulation or runoff of surface waters from any source; and/or mudslides (i.e., mudflows); and
2. The condition resulting from flood-related erosion.

"Flood boundary and floodway map (FBFM)" means the official map on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated both the areas of special flood hazards and the floodway.

"Flood insurance rate map (FIRM)" means the official map on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

"Flood insurance study" means the official report provided by the Federal Insurance Administration that includes flood profiles, the flood insurance rate map, the flood boundary and floodway map, and the water surface elevation of the base flood.

"Floodplain" or "flood-prone area" means any land area susceptible to being inundated by water from any source - see "Flooding."

"Floodplain administrator" is the community official designated by title to administer and enforce the floodplain management regulations.

"Floodplain management" means the operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including but not limited to emergency preparedness plans, flood control works, floodplain management regulations, and open space plans.

"Floodplain management regulations" means this chapter and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as grading and erosion control) and other application of police power which control development in flood-prone areas. This term describes federal, state or local regulations in any combination thereof which provide standards for preventing and reducing flood loss and damage.

"Floodproofing" means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents. For guidelines on dry and wet floodproofing, see FEMA Technical Bulletins TB 1-93, TB 3-93, and TB 7-93.

"Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. Also referred to as "Regulatory Floodway."

"Floodway fringe" is that area of the floodplain on either side of the "Regulatory Floodway" where encroachment may be permitted.

"Fraud and victimization" as related to Article VI of this chapter, means that the variance granted must not cause fraud on or victimization of the public. In examining this requirement, the city council will consider the fact that every newly constructed building adds to government responsibilities and remains a part of the community for fifty (50) to one hundred years (100). Buildings that are permitted to be constructed below the base flood

elevation are subject during all those years to increased risk of damage from floods, while future owners of the property and the community as a whole are subject to all the costs, inconvenience, danger, and suffering that those increased flood damages bring. In addition, future owners may purchase the property, unaware that it is subject to potential flood damage, and can be insured only at very high flood insurance rates.

"Functionally dependent use" means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long-term storage or related manufacturing facilities.

"Governing body" is the local governing unit, i.e., county or municipality, that is empowered to adopt and implement regulations to provide for the public health, safety and general welfare of its citizenry.

"Hardship" as related to Article VI of this chapter means the exceptional hardship that would result from a failure to grant the requested variance. The city council requires that the variance be exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is not exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.

"Highest adjacent grade" means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

"Historic structure" means any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program as determined by the Secretary of the Interior or directly by the Secretary of the Interior in states without approved programs.

"Levee" means a man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control or divert the flow of water so as to provide protection from temporary flooding.

"Levee system" means a flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accord with sound engineering practices.

"Lowest floor" means the lowest floor of the lowest enclosed area, including basement (see "Basement" definition).

1. An unfinished or flood resistant enclosure below the lowest floor that is usable solely for parking of vehicles, building access or storage in an area other than a basement area, is not considered a building's lowest floor provided it conforms to applicable non-elevation design requirements, including, but not limited to:
  - a. The flood openings standard in Section 15.56.170(C)(3);

- b. The anchoring standards in Section 15.56.170(A);
  - c. The construction materials and methods standards in Section 15.56.170(B); and
  - d. The standards for utilities in Section 15.56.180.
2. For residential structures, all subgrade enclosed areas are prohibited as they are considered to be basements (see "Basement" definition). This prohibition includes below-grade garages and storage areas.

"Manufactured home" means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle."

"Manufactured home park or subdivision" means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

"Market value" is defined in the county of Riverside substantial damage/improvement procedures. See Section 15.56.140(B)(1).

"Mean sea level" means, for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, to which base flood elevations shown on a community's flood insurance rate map are referenced.

"New construction," for floodplain management purposes, means structures for which the "start of construction" commenced on or after August 19, 1980, and includes any subsequent improvements to such structures.

"New manufactured home park or subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after August 19, 1980.

"Obstruction" means and includes, but is not limited to, any dam, wall, wharf, embankment, levee, dike, pile, abutment, protection, excavation, channelization, bridge, conduit, culvert, building, wire, fence, rock, gravel, refuse, fill, structure, vegetation or other material in, along, across or projecting into any watercourse which may alter, impede, retard or change the direction and/or velocity of the flow of water, or due to its location, its propensity to snare or collect debris carried by the flow of water, or its likelihood of being carried downstream.

"One Hundred (100) Year Flood. See "Base flood."

"Program deficiency" means a defect in a community's floodplain management regulations or administrative procedures that impairs effective implementation of those floodplain management regulations.

"Public safety and nuisance" as related to Article VI of this chapter, means that the granting of a variance must not result in anything which is injurious to safety or health of an entire community or neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin.

"Recreational vehicle" means a vehicle which is:

1. Built on a single chassis;
2. Four hundred (400) square feet or less when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light-duty truck; and
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

"Regulatory floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

"Remedy a violation" means to bring the structure or other development into compliance with state or local floodplain management regulations, or if this is not possible, to reduce the impacts of its noncompliance. Ways that impacts may be reduced include protecting the structure or other affected development from flood damages, implementing the enforcement provisions of the ordinance or otherwise deterring future similar violations, or reducing state or federal financial exposure with regard to the structure or other development.

"Riverine" means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

"Sheet Flow Area." See "Area of shallow flooding."

"Special flood hazard area (SFHA)" means an area in the floodplain subject to a one percent or greater chance of flooding in any given year. It is shown on an FHBM or FIRM as zone A, AO, A1-A30, AE, A99, or AH.

"Start of construction" means and includes substantial improvement and other proposed new development and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within one hundred eighty (180) days from the date of the permit. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufacture home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

"Structure" means a walled and roofed building that is principally above ground; this includes a gas or liquid storage tank or a manufactured home.

"Substantial damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty (50) percent of the market value of the structure before the damage occurred.

"Substantial improvement" means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a structure to correct existing violations or state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
2. Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."

"Variance" means a grant of relief from the requirements of this chapter which permits construction in a manner that would otherwise be prohibited by this chapter.

"Violation" means the failure of a structure or other development to be fully compliant with this chapter. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this chapter is presumed to be in violation until such time as that documentation is provided.

"Water surface elevation" means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

"Watercourse" means a lake, river, creek, stream, wash, arroyo, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

(Ord. 1005 § 2 (part), 2008: Ord. 1002 § 2 (part), 2008)

### ***Article III General Provisions***

#### **15.56.060 Lands to which this chapter applies.**

This chapter shall apply to all areas of special flood hazards within the jurisdiction of city of Coachella.

(Ord. 1005 § 2 (part), 2008: Ord. 1002 § 2 (part), 2008)

#### **15.56.070 Basis for establishing the areas of special flood hazard.**

The areas of special flood hazard identified by the Federal Emergency Management Agency (FEMA) in the "Flood Insurance Study (FIS) for Riverside County, California Unincorporated Areas" dated August 18, 2003, with accompanying flood insurance rate maps (FIRMs) and flood boundary and floodway maps (FBFMs), dated August 18, 2003, and all subsequent amendments and/or revisions, are adopted by reference and declared to be a part of this chapter. This FIS and attendant mapping is the minimum area of applicability of this chapter and may be supplemented by studies for other areas which allow implementation of this chapter and which are recommended to the city council by the floodplain administrator. The study, FIRMs and FBFMs are on file at 1515 Sixth Street, City of Coachella, California City Engineers Office.

(Ord. 1005 § 2 (part), 2008: Ord. 1002 § 2 (part), 2008)

#### **15.56.080 Compliance.**

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this chapter and other applicable regulations. Violation of the requirements (including violations of conditions and safeguards) shall constitute a misdemeanor. Nothing herein shall prevent the city council from taking such lawful action as is necessary to prevent or remedy any violation.

(Ord. 1005 § 2 (part), 2008: Ord. 1002 § 2 (part), 2008)

#### **15.56.090 Abrogation and greater restrictions.**

This chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this chapter and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

(Ord. 1005 § 2 (part), 2008: Ord. 1002 § 2 (part), 2008)

### **15.56.100 Interpretation.**

In the interpretation and application of this chapter, all provisions shall be:

- A. Considered as minimum requirements;
- B. Liberally construed in favor of the governing body; and
- C. Deemed neither to limit nor repeal any other powers granted under state statutes.

(Ord. 1005 § 2 (part), 2008; Ord. 1002 § 2 (part), 2008)

### **15.56.110 Warning and disclaimer of liability.**

The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This chapter does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of city council, any officer or employee thereof, the state of California, or the Federal Emergency Management Agency, for any flood damages that result from reliance on this chapter or any administrative decision lawfully made hereunder.

(Ord. 1005 § 2 (part), 2008; Ord. 1002 § 2 (part), 2008)

### **15.56.120 Severability.**

This chapter and the various parts thereof are hereby declared to be severable. Should any section of this chapter be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any portion thereof other than the section so declared to be unconstitutional or invalid.

(Ord. 1005 § 2 (part), 2008; Ord. 1002 § 2 (part), 2008)

## ***Article IV Administration***

### **15.56.130 Designation of the floodplain administrator.**

The director of public works is appointed to administer, implement, and enforce this chapter by granting or denying development permits in accord with its provisions.

(Ord. 1005 § 2 (part), 2008; Ord. 1002 § 2 (part), 2008)

### **15.56.140 Duties and responsibilities of the floodplain administrator.**

The duties and responsibilities of the floodplain administrator shall include, but not be limited to the following:

- A. Permit Review. Review all development permits to determine:
  - 1. Permit requirements of this chapter have been satisfied, including determination of substantial improvement and substantial damage of existing structures;
  - 2. All other required state and federal permits have been obtained;

3. The site is reasonably safe from flooding;
  4. The proposed development does not adversely affect the carrying capacity of areas where base flood elevations have been determined but a floodway has not been designated. This means that the cumulative effect of the proposed development when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than one foot at any point within the city of Coachella; and
  5. All letters of map revision (LOMR's) for flood control projects are approved prior to the issuance of building permits. Building permits must not be issued based on conditional letters of map revision (CLOMR's). Approved CLOMR's allow construction of the proposed flood control project and land preparation as specified in the "start of construction" definition.
- B. Development of Substantial Improvement and Substantial Damage Procedures.
1. Using FEMA publication FEMA 213, "Answers to Questions About Substantially Damaged Buildings," develop detailed procedures for identifying and administering requirements for substantial improvement and substantial damage, to include defining "Market Value."
  2. Assure procedures are coordinated with other departments/divisions and implemented by community staff.
- C. Review, Use and Development of Other Base Flood Data. When base flood elevation data has not been provided in accordance with Section 15.56.070, the floodplain administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal or state agency, or other source, in order to administer Article V.

NOTE: A base flood elevation may be obtained using one of two methods from the FEMA publication, FEMA 265, "Managing Floodplain Development in Approximate Zone A Areas—A Guide for Obtaining and Developing Base (100-year) Flood Elevations" dated July 1995.

- D. Notification of Other Agencies.
1. Alteration or Relocation of a Watercourse.
    - a. Notify adjacent communities and the California Department of Water Resources prior to alteration or relocation;
    - b. Submit evidence of such notification to the Federal Emergency Management Agency; and
    - c. Assure that the flood carrying capacity within the altered or relocated portion of said watercourse is maintained.
  2. Base Flood Elevation Changes Due to Physical Alterations.
    - a. Within six months of information becoming available or project completion, whichever comes first, the floodplain administrator shall submit or assure that the permit applicant submits technical or scientific data to FEMA for a letter of map revision (LOMR).
    - b. All LOMR's for flood control projects are approved prior to the issuance of building permits. Building permits must not be issued based on conditional letters of map revision (CLOMR's). Approved CLOMR's allow construction of the proposed flood control project and land preparation as specified in the "start of construction" definition.

Such submissions are necessary so that upon confirmation of those physical changes affecting flooding conditions, risk premium rates and floodplain management requirements are based on current data.

3. Changes in Corporate Boundaries. Notify FEMA in writing whenever the corporate boundaries have been modified by annexation or other means and include a copy of a map of the community clearly delineating the new corporate limits.
- E. Documentation of Floodplain Development. Obtain and maintain for public inspection and make available as needed the following:
1. Certification required by Sections 15.56.170(C)(1) and 15.56.200 (lowest floor elevations);
  2. Certification required by Section 15.56.170(C)(2) (elevation or floodproofing of nonresidential structures);
  3. Certification required by Sections 15.56.170(C)(3) (wet floodproofing standard);
  4. Certification of elevation required by Section 15.56.190(A)(3) (subdivisions and other proposed development standards);
  5. Certification required by Section 15.56.220(B) (floodway encroachments); and
  6. Maintain a record of all variance actions, including justification for their issuance, and report such variances issued in its biennial report submitted to the Federal Emergency Management Agency.
- F. Map Determination. Make interpretations where needed, as to the exact location of the boundaries of the areas of special flood hazard, where there appears to be a conflict between a mapped boundary and actual field conditions. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Section 15.56.160.
- F. Remedial Action. Take action to remedy violations of this chapter as specified in Section 15.56.080.
- G. Biennial Report. Complete and submit Biennial Report to FEMA.
- H. Planning. Assure community's general plan is consistent with floodplain management objectives herein.

(Ord. 1005 § 2 (part), 2008; Ord. 1002 § 2 (part), 2008)

### **15.56.150 Development permit.**

A development permit shall be obtained before any construction or other development, including manufactured homes, within any area of special flood hazard established in Section 15.56.070. Application for a development permit shall be made on forms furnished by the city of Coachella. The applicant shall provide the following minimum information:

- A. Plans in duplicate, drawn to scale, showing:
1. Location, dimensions, and elevation of the area in question, existing or proposed structures, storage of materials and equipment and their location;
  2. Proposed locations of water supply, sanitary sewer, and other utilities;
  3. Grading information showing existing and proposed contours, any proposed fill, and drainage facilities;
  4. Location of the regulatory floodway when applicable;
  5. Base flood elevation information as specified in Section 15.56.070 or 15.56.140;
  6. Proposed elevation in relation to mean sea level, of the lowest floor (including basement) of all structures; and

7. Proposed elevation in relation to mean sea level to which any nonresidential structure will be floodproofed, as required in Section 15.56.170(C)(2) of this chapter and detailed in FEMA Technical Bulletin TB 3-93.
- B. Certification from a registered civil engineer or architect that the nonresidential floodproofed building meets the floodproofing criteria in Section 15.56.170(C)(2).
- C. For a crawl-space foundation, location and total net area of foundation openings as required in Section 15.56.170(C)(3) of this chapter and detailed in FEMA Technical Bulletins 1-93 and 7-93.
- D. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.
- E. All appropriate certifications listed in Section 15.56.140(E) of this chapter.

(Ord. 1005 § 2 (part), 2008; Ord. 1002 § 2 (part), 2008)

### **15.56.160 Appeals.**

The city council of the city of Coachella shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the floodplain administrator in the enforcement or administration of this chapter.

(Ord. 1005 § 2 (part), 2008; Ord. 1002 § 2 (part), 2008)

## ***Article V Provisions for Flood Hazard Reduction***

### **15.56.170 Standards of construction.**

In all areas of special flood hazards the following standards are required:

- A. Anchoring. All new construction and substantial improvements of structures, including manufactured homes, shall be adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
- B. Construction Materials and Methods. All new construction and substantial improvements of structures, including manufactured homes, shall be constructed:
  1. With flood resistant materials, and utility equipment resistant to flood damage for areas below the base flood elevation;
  2. Using methods and practices that minimize flood damage;
  3. With electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding; and
  4. Within zones AH or AO, so that there are adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures.
- C. Elevation and Floodproofing.
  1. Residential Construction. All new construction or substantial improvements of residential structures shall have the lowest floor, including basement:
    - a. In AE, AH, A1-30 zones, elevated two feet above the base flood elevation.

- b. In an AO zone, elevated above the highest adjacent grade to a height equal to or exceeding the depth number specified in feet on the FIRM, or elevated at least two feet above the highest adjacent grade if no depth number is specified.
- c. In an A zone, without BFE's specified on the FIRM (unnumbered A zone), elevated two feet above base flood elevation; as determined under Section 15.56.140(C).

Upon the completion of the structure, the elevation of the lowest floor, including basement, shall be certified by a registered civil engineer or licensed land surveyor, and verified by the community building inspector to be properly elevated. Such certification and verification shall be provided to the floodplain administrator.

- 2. Nonresidential Construction. All new construction or substantial improvements of nonresidential structures shall either be elevated to conform with subsection (C)(1) of this section or:
  - a. Be floodproofed, together with attendant utility and sanitary facilities, below the elevation recommended under subsection (C)(1) of this section, so that the structure is watertight with walls substantially impermeable to the passage of water;
  - b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
  - c. Be certified by a registered civil engineer or architect that the standards of subsections (C)(2)(a) and (C)(2)(b) of this section are satisfied. Such certification shall be provided to the floodplain administrator.
- 3. Flood Openings. All new construction and substantial improvements of structures with fully enclosed areas below the lowest floor (excluding basements) that are usable solely for parking of vehicles, building access or storage, and which are subject to flooding, shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwater. Designs for meeting this requirement must meet the following minimum criteria:
  - a. For non-engineered openings:
    - i. Have a minimum of two openings on different sides having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
    - ii. The bottom of all openings shall be no higher than one foot above grade;
    - iii. Openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of floodwater; and
    - iv. Buildings with more than one enclosed area must have openings on exterior walls for each area to allow floodwater to directly enter; or
  - b. Be certified by a registered civil engineer or architect.
- 4. Manufactured Homes.
  - a. See Section 15.56.200.
- 5. Garages and Low Cost Accessory Structures.
  - a. Attached Garages.
    - i. A garage attached to a residential structure, constructed with the garage floor slab below the BFE, must be designed to allow for the automatic entry of

floodwaters. See Section 15.56.170(C)(3). Areas of the garage below the BFE must be constructed with flood resistant materials. See Section 15.56.170(B).

- ii. A garage attached to a nonresidential structure must meet the above requirements or be dry floodproofed. For guidance on below grade parking areas, see FEMA Technical Bulletin TB-6.
- b. Detached garages and accessory structures.
1. "Accessory structures" used solely for parking (two car detached garages or smaller) or limited storage (small, low-cost sheds), as defined in Section 15.56.050, may be constructed such that its floor is below the base flood elevation (BFE), provided the structure is designed and constructed in accordance with the following requirements:
    - i. Use of the accessory structure must be limited to parking or limited storage;
    - ii. The portions of the accessory structure located below the BFE must be built using flood-resistant materials;
    - iii. The accessory structure must be adequately anchored to prevent flotation, collapse and lateral movement;
    - iv. Any mechanical and utility equipment in the accessory structure must be elevated or floodproofed to or above the BFE;
    - v. The accessory structure must comply with floodplain encroachment provisions in Section 15.56.200; and
    - vi. The accessory structure must be designed to allow for the automatic entry of floodwaters in accordance with Section 15.56.170(C)(3).
  2. Detached garages and accessory structures not meeting the above standards must be constructed in accordance with all applicable standards in Section 15.56.170.

(Ord. 1005 § 2 (part), 2008; Ord. 1002 § 2 (part), 2008)

### **15.56.180 Standards for utilities.**

- A. All new and replacement water supply and sanitary sewage systems shall be designed to minimize or eliminate:
  1. Infiltration of floodwaters into the systems; and
  2. Discharge from the systems into floodwaters.
- B. On-site waste disposal systems shall be located to avoid impairment to them, or contamination from them during flooding.

(Ord. 1005 § 2 (part), 2008; Ord. 1002 § 2 (part), 2008)

### **15.56.190 Standards for subdivisions and other proposed development.**

- A. All new subdivisions proposals and other proposed development, including proposals for manufactured home parks and subdivisions, greater than fifty (50) lots or five acres, whichever is the lesser, shall:

1. Identify the special flood hazard areas (SFHA) and base flood elevations (BFE);
  2. Identify the elevations of lowest floors of all proposed structures and pads on the final plans;
  3. If the site is filled above the base flood elevation, the following as-built information for each structure shall be certified by a registered civil engineer or licensed land surveyor and provided as part of an application for a letter of map revision based on fill (LOMR-F) to the floodplain administrator:
    - a. Lowest floor elevation,
    - b. Pad elevation,
    - c. Lowest adjacent grade.
- B. All subdivision proposals and other proposed development shall be consistent with the need to minimize flood damage.
- C. All subdivision proposals and other proposed development shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.
- D. All subdivisions and other proposed development shall provide adequate drainage to reduce exposure to flood hazards.

(Ord. 1005 § 2 (part), 2008; Ord. 1002 § 2 (part), 2008)

#### **15.56.200 Standards for manufactured homes.**

- A. All manufactured homes that are placed or substantially improved, on sites located: (1) outside of a manufactured home park or subdivision; (2) in a new manufactured home park or subdivision; (3) in an expansion to an existing manufactured home park or subdivision; or (4) in an existing manufactured home park or subdivision upon which a manufactured home has incurred "substantial damage" as the result of a flood, shall:
1. Within zones A1-30, AH, and AE on the community's flood insurance rate map, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to or above the base flood elevation and be securely fastened to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
- B. All manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within zones A1-30, AH, and AE on the community's flood insurance rate map that are not subject to the provisions of Section 15.56.200(A) will be securely fastened to an adequately anchored foundation system to resist flotation, collapse, and lateral movement, and be elevated so that either the:
1. Lowest floor of the manufactured home is at or above the base flood elevation; or
  2. Manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than thirty-six (36) inches in height above grade.

Upon the completion of the structure, the elevation of the lowest floor including basement shall be certified by a registered civil engineer or licensed land surveyor, and verified by the community building inspector to be properly elevated. Such certification and verification shall be provided to the floodplain administrator.

(Ord. 1005 § 2 (part), 2008; Ord. 1002 § 2 (part), 2008)

#### **15.56.210 Standards for recreational vehicles.**

- A. All recreational vehicles placed in zones A1-30, AH, and AE will either:

1. Be on the site for fewer than one hundred eighty (180) consecutive days; or
2. Be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or
3. Meet the permit requirements of Section 15.56.150 of this chapter and the elevation and anchoring requirements for manufactured homes in Section 15.56.200(A).

(Ord. 1005 § 2 (part), 2008; Ord. 1002 § 2 (part), 2008)

### **15.56.220 Floodways.**

Since floodways are an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

- A. Until a regulatory floodway is adopted, no new construction, substantial development, or other development (including fill) shall be permitted within zones A1-30 and AE, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other development, will not increase the water surface elevation of the base flood more than one foot at any point within the city of Coachella.
- B. Within an adopted regulatory floodway, the city of Coachella shall prohibit encroachments, including fill, new construction, substantial improvements, and other development, unless certification by a registered civil engineer is provided demonstrating that the proposed encroachment shall not result in any increase in flood levels during the occurrence of the base flood discharge.
- C. If Sections 15.56.220(A) and (B) are satisfied, all new construction, substantial improvement, and other proposed new development shall comply with all other applicable flood hazard reduction provisions of Article V.

(Ord. 1005 § 2 (part), 2008; Ord. 1002 § 2 (part), 2008)

## ***Article VI Variance Procedure***

### **15.56.230 Nature of variances.**

The issuance of a variance is for floodplain management purposes only. Insurance premium rates are determined by statute according to actuarial risk and will not be modified by the granting of a variance.

The variance criteria set forth in this section of the ordinance are based on the general principle of zoning law that variances pertain to a piece of property and are not personal in nature. A variance may be granted for a parcel of property with physical characteristics so unusual that complying with the requirements of this chapter would create an exceptional hardship to the applicant or the surrounding property owners. The characteristics must be unique to the property and not be shared by adjacent parcels. The unique characteristic must pertain to the land itself, not to the structure, its inhabitants, or the property owners.

It is the duty of the city council to help protect its citizens from flooding. This need is so compelling and the implications of the cost of insuring a structure built below flood level are so serious that variances from the flood elevation or from other requirements in the flood ordinance are quite rare. The long term goal of preventing and reducing flood loss and damage can only be met if variances are strictly limited. Therefore, the variance guidelines provided in this chapter are more detailed and contain multiple provisions that must be met before a variance can

be properly granted. The criteria are designed to screen out those situations in which alternatives other than a variance are more appropriate.

(Ord. 1005 § 2 (part), 2008: Ord. 1002 § 2 (part), 2008)

#### **15.56.240 Conditions for variances.**

- A. Generally, variances may be issued for new construction, substantial improvement, and other proposed new development to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing that the procedures of Articles IV and V of this chapter have been fully considered. As the lot size increases beyond one-half acre, the technical justification required for issuing the variance increases.
- B. Variances may be issued for the repair or rehabilitation of "historic structures" (as defined in Section 15.56.050 of this chapter) upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as an historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
- C. Variances shall not be issued within any mapped regulatory floodway if any increase in flood levels during the base flood discharge would result.
- D. Variances shall only be issued upon a determination that the variance is the "minimum necessary" considering the flood hazard, to afford relief. "Minimum necessary" means to afford relief with a minimum of deviation from the requirements of this chapter. For example, in the case of variances to an elevation requirement, this means the city council need not grant permission for the applicant to build at grade, or even to whatever elevation the applicant proposes, but only to that elevation which the city council believes will both provide relief and preserve the integrity of the local ordinance.
- E. Any applicant to whom a variance is granted shall be given written notice over the signature of a community official that:
  - 1. The issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as twenty-five dollars (\$25.00) for one hundred dollars (\$100.00) of insurance coverage; and
  - 2. Such construction below the base flood level increases risks to life and property. It is recommended that a copy of the notice shall be recorded by the floodplain administrator in the office of the Riverside County recorder and shall be recorded in a manner so that it appears in the chain of title of the affected parcel of land.
- F. The floodplain administrator will maintain a record of all variance actions, including justification for their issuance, and report such variances issued in its biennial report submitted to the Federal Emergency Management Agency.

(Ord. 1005 § 2 (part), 2008: Ord. 1002 § 2 (part), 2008)

#### **15.56.250 Appeal board.**

- A. In passing upon requests for variances, the city council shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter, and the:
  - 1. Danger that materials may be swept onto other lands to the injury of others;
  - 2. Danger of life and property due to flooding or erosion damage;

3. Susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the existing individual owner and future owners of the property;
  4. Importance of the services provided by the proposed facility to the community;
  5. Necessity to the facility of a waterfront location, where applicable;
  6. Availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
  7. Compatibility of the proposed use with existing and anticipated development;
  8. Relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
  9. Safety of access to the property in time of flood for ordinary and emergency vehicles;
  10. Expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters expected at the site; and
  11. Costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water system, and streets and bridges.
- B. Variances shall only be issued upon a:
1. Showing of good and sufficient cause;
  2. Determination that failure to grant the variance would result in exceptional "hardship" to the applicant; and
  3. Determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense, create a nuisance (see "Public safety and nuisance"), cause "fraud and victimization" of the public, or conflict with existing local laws or ordinances.
- C. Variances may be issued for new construction, substantial improvement, and other proposed new development necessary for the conduct of a functionally dependent use provided that the provisions of subsections A through D of this section are satisfied and that the structure or other development is protected by methods that minimize flood damages during the base flood and does not result in additional threats to public safety and does not create a public nuisance.
- D. Upon consideration of the factors of Section 15.56.240(A) and the purposes of this chapter, the city council may attach such conditions to the granting of variances as it deems necessary to further the purposes of this chapter.

(Ord. 1005 § 2 (part), 2008; Ord. 1002 § 2 (part), 2008)

## ***APPENDIX***

### **Appendices**

#### **1.0 ALLUVIAL FAN ADVISORY**

##### **Hazards of Alluvial Fan Development**

Alluvial fans present a unique flood hazard environment where the combination of sediment, slope, and topography create an ultra hazardous condition for which elevation on fill will not provide reliable protection.

Active alluvial fan flooding is characterized by flow path uncertainty combined with abrupt deposition and erosion. As a result, any area of an alluvial fan may be subject to intense flood hazards.

The technology of mathematically modeling the hydrodynamics of water and debris flows for alluvial fans is still in the early development stage. The Federal Emergency Management Agency (FEMA) has formulated a mapping procedure for the purpose of defining the likelihood of flood hazards on inundated alluvial fan zones to be used for flood insurance purposes and general floodplain regulation, referred to as the FEMA alluvial fan methodology.

An active alluvial fan flooding hazard is indicated by three related criteria:

- a. Flow path uncertainty below the hydrographic apex;
- b. Abrupt deposition and ensuing erosion of sediment as a stream or debris flow loses its competence to carry material eroded from a steeper, upstream source area; and
- c. An environment where the combination of sediment availability, slope, and topography creates an ultra hazardous condition for which elevation on fill will not reliably mitigate the risk.

Inactive alluvial fan flooding is similar to traditional riverine flood hazards, but occurs only on alluvial fans. It is characterized by flow paths with a higher degree of certainty in realistic assessments of flood risk or in the reliable mitigation of the hazard. Counter to active alluvial fan flooding hazards, an inactive alluvial fan flooding hazard is characterized by relatively stable flow paths. However, areas of inactive alluvial fan flooding, as with active alluvial fan flooding, may be subject to sediment deposition and erosion, but to a degree that does not cause flow path instability and uncertainty.

An alluvial fan may exhibit both active alluvial fan flooding and inactive alluvial fan flooding hazards. The hazards may vary spatially or vary at the same location, contingent on the level of flow discharge. Spatially, for example, upstream inactive portions of the alluvial fan may distribute flood flow to active areas at the distal part of the alluvial fan. Hazards may vary at the same location, for example, with a flow path that may be stable for lower flows, but become unstable at higher flows.

More detailed information can be found at FEMA's website: "Guidelines for Determining Flood Hazards on Alluvial Fans" at [http://www.fema.gov/fhm/ft\\_afgd2.shtm#1](http://www.fema.gov/fhm/ft_afgd2.shtm#1).

#### **Alluvial Fans and LOMR's**

The NFIP does not allow for the removal of land from the floodplain based on the placement of fill (LOMR-F) in alluvial fan flood hazard areas. The NFIP will credit a major structural flood control project, through the LOMR process, that will effectively eliminate alluvial fan flood hazards from the protected area. Details about map revisions for alluvial fan areas can be found in the Code of Federal Regulations at Title 44, Part 65.13.

#### **Alluvial Fan Task Force**

As stated in AB 2141 (Longville, Chapter 878, Statutes of 2004), the State of California Department of Water Resources will convene an Alluvial Fan Task Force (AFTF). The AFTF will produce an alluvial fan model ordinance for local communities and a recommendations report to the legislature. As of March 2006, the ordinance and report are projected to be completed by 2007.

#### **2.0 HIGHER STANDARDS RECOMMENDED BY THE STATE OF CALIFORNIA**

This ordinance meets the minimum standards required to participate in the National Flood Insurance Program. Community adoption of higher standards can be applied towards credit under the Community Rating System (CRS) program and result in reduced premiums for all flood insurance policy holders within the entire community. The State of California recommends:

**A. Freeboard.**

- To elevate at least 2 feet above the minimum required base flood elevation, make the following changes:
  1. Modify Sections 5.1.C.1.a, 5.1.C.1.C, and 5.4.A.1 by replacing "elevated to or above" with "elevated 2 feet above."
  2. Modify Section 5.4.B.1 by replacing "at or above" with "at least 2 feet above."
  3. Replace Section 5.1.C.1.b with:

In an AO zone, elevated above the highest adjacent grade to a height 2 feet above the depth number specified in feet on the FIRM, or elevated at least 4 feet above the highest adjacent grade if no depth number is specified.

**B. Determining BFE's in Unnumbered A Zones.**

- Replace "may" with "shall" in the second paragraph of Section 4.2.C to read:

"NOTE: A base flood elevation shall..."

**C. Determining Market Value of Existing Structures.**

- Replace the "Market value" definition in Section 2 with:

**"Market value"** shall be determined by estimating the cost to replace the structure in new condition and adjusting that cost figure by the amount of depreciation which has accrued since the structure was constructed.

  1. The cost of replacement of the structure shall be based on a square foot cost factor determined by reference to a building cost estimating guide recognized by the building construction industry.
  2. The amount of depreciation shall be determined by taking into account the age and physical deterioration of the structure and functional obsolescence as approved by the floodplain administrator, but shall not include economic or other forms of external obsolescence.

Use of replacement costs or accrued depreciation factors different from those contained in recognized building cost estimating guides may be considered only if such factors are included in a report prepared by an independent professional appraiser and supported by a written explanation of the differences.

**D. Increased Cost of Compliance (ICC) Coverage—Repetitive Loss Provisions.**

This provision allows communities the opportunity for flood insurance policy holders to have ICC coverage made available in repetitive loss situations.

- Modify the definition of "Substantial damage" as follows:

**"Substantial damage"** means:

  1. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred; or
  2. Flood-related damages sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such event, on the average, equals

or exceeds 25 percent of the market value of the structure before the damage occurred.  
This is also known as "repetitive loss."

**E. Non-conversion of Enclosed Areas Below the Lowest Floor.**

- Insert/add the following section as Section 4.2.J.

**A. Non-conversion of Enclosed Areas Below the Lowest Floor.**

To ensure that the areas below the BFE shall be used solely for parking vehicles, limited storage, or access to the building and not be finished for use as human habitation without first becoming fully compliant with the floodplain management ordinance in effect at the time of conversion, the Floodplain Administrator shall:

1. Determine which applicants for new construction and/or substantial improvements have fully enclosed areas below the lowest floor that are 5 feet or higher;
2. Enter into a "NON-CONVERSION AGREEMENT FOR CONSTRUCTION WITHIN FLOOD HAZARD AREAS" or equivalent with the City of Coachella. The agreement shall be recorded with the County of Riverside County Recorder as a deed restriction. The non-conversion agreement shall be in a form acceptable to the Floodplain Administrator and County Counsel; and
3. Have the authority to inspect any area of a structure below the base flood elevation to ensure compliance upon prior notice of at least 72 hours.

**3.0 SPECIAL REQUIREMENTS**

**A. Crawlspace Construction.**

Communities with construction practices that result in crawl spaces with interior floors up to 2 feet below grade have historically been in violation of the NFIP requirements. FEMA Technical Bulletin 11-01 now provides accommodation for these practices.

- Remove the following from "Lowest floor" definition in Section 2:
  2. For residential structures, all subgrade enclosed areas are prohibited as they are considered to be basements (see "Basement" definition). This prohibition includes below-grade garages and storage areas.
- Add the following section into your ordinance at Section 5.1 .C:

**5.1 .C. Crawlspace Construction.**

This sub-section applies to buildings with crawl spaces up to 2 feet below grade. Below-grade crawl space construction in accordance with the requirements listed below will not be considered basements.

- a. The building must be designed and adequately anchored to resist flotation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. Crawl space construction is not allowed in areas with flood velocities greater than 5 feet per second unless the design is reviewed by a qualified design professional, such as a registered architect or professional engineer;

- b. The crawl space is an enclosed area below the BFE and, as such, must have openings that equalize hydrostatic pressures by allowing for the automatic entry and exit of floodwaters. For guidance on flood openings, see FEMA Technical Bulletin 1-93;
- c. Crawl space construction is not permitted in V zones. Open pile or column foundations that withstand storm surge and wave forces are required in V zones;
- d. Portions of the building below the BFE must be constructed with materials resistant to flood damage. This includes not only the foundation walls of the crawl space used to elevate the building, but also any joists, insulation, or other materials that extend below the BFE; and
- e. Any building utility systems within the crawl space must be elevated above BFE or designed so that floodwaters cannot enter or accumulate within the system components during flood conditions.
- f. Requirements for all below-grade crawl space construction, in addition to the above requirements, to include the following:
  1. The interior grade of a crawl space below the BFE must not be more than 2 feet below the lowest adjacent exterior grade (LAG), shown as D in figure 3 of Technical Bulletin 11-01;
  2. The height of the below-grade crawl space, measured from the interior grade of the crawl space to the top of the crawl space foundation wall must not exceed 4 feet (shown as L in figure 3 of Technical Bulletin 11-01) at any point;
  3. There must be an adequate drainage system that removes floodwaters from the interior area of the crawl space within a reasonable period of time after a flood event, not to exceed 72 hours; and
  4. The velocity of floodwaters at the site should not exceed 5 feet per second for any crawl space. For velocities in excess of 5 feet per second, other foundation types should be used.

**B. Mudslide (i.e., Mudflow) Prone Areas. (Zone M)**

- Communities with mudslide prone areas shall insert the following:

1. Definitions to Section 2:

**"Area of special mudslide (i.e., mudflow) hazard"** is the area subject to severe mudslides (i.e., mudflows). The area is designated as Zone M on the Flood Insurance Rate Map (FIRM).

**"Mudslide"** describes a condition where there is a river, flow or inundation of liquid mud down a hillside, usually as a result of a dual condition of loss of brush cover and the subsequent accumulation of water on the ground, preceded by a period of unusually heavy or sustained rain.

**"Mudslide (i.e., mudflow) prone area"** means an area with land surfaces and slopes of unconsolidated material where the history, geology, and climate indicate a potential for mudflow.

2. Section **"5.{X} Mudslide (i.e., Mudflow) Prone Areas"**:

**5.{X} Mudslide (i.e., Mudflow) Prone Areas.**

- A.** The Floodplain Administrator shall review permits for proposed construction of other development to determine if it is proposed within a mudslide area.
- B.** Permits shall be reviewed to determine that the proposed site and improvement will be reasonably safe from mudslide hazards. Factors to be considered in making this determination include, but are not limited to:
  - 1. The type and quality of soils;
  - 2. Evidence of ground water or surface water problems;
  - 3. Depth and quality of any fill;
  - 4. Overall slope of the site; and
  - 5. Weight that any proposed development will impose on the slope.
- C.** Within areas which may have mudslide hazards, the Floodplain Administrator shall require:
  - 1. A site investigation and further review by persons qualified in geology and soils engineering;
  - 2. The proposed grading, excavation, new construction, and substantial improvement be adequately designed and protected against mudslide damages;
  - 3. The proposed grading, excavations, new construction, and substantial improvement not aggravate the existing hazard by creating either on-site or off-site disturbances; and
  - 4. Drainage, planting, watering, and maintenance not endanger slope stability.

**C. Erosion-prone areas. (Zone E)**

- Communities with erosion prone areas shall insert the following:

1. Definitions into Section 2:

**"Area of special flood-related erosion hazard"** is the land within a community which is most likely to be subject to severe flood-related erosion losses. The area may be designated as Zone E on the Flood Insurance Rate Map (FIRM).

**"Flood-related erosion"** means the collapse or subsidence of land along the shore of a lake or other body of water as a result of undermining caused by waves or currents of water exceeding anticipated cyclical level or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusually and unforeseeable event which results in flooding.

**"Flood-related erosion area" or "Flood-related erosion prone area"** means a land area adjoining the shore of a lake or other body of water, which due to the composition of the shoreline or bank and high water levels or wind-driven currents, is likely to suffer flood-related erosion damage.

**"Flood-related erosion area management"** means the operation of an overall program of corrective and preventive measures for reducing flood-related erosion damage, including but not limited to emergency preparedness plans, flood-related erosion control works, and floodplain management regulations.

2. Section "5.{X} FLOOD-RELATED EROSION-PRONE AREA" into Section 5:

**5.{X} FLOOD-RELATED EROSION-PRONE AREA**

- A. The Floodplain Administrator shall require permits for proposed construction and other development within all flood-related erosion-prone areas known to the community.
- B. Permit applications shall be reviewed to determine whether the proposed site alterations and improvements will be reasonably safe from flood-related erosion, and will not cause flood-related erosion hazards or otherwise aggravate the existing hazard.
- C. If a proposed improvement is found to be in the path of flood-related erosion or would increase the erosion hazard, such improvement shall be relocated or adequate protective measures shall be taken to avoid aggravating the existing erosion hazard.
- D. Within Zone E on the Flood Insurance Rate Map, a setback is required for all new development from the ocean, lake, bay, riverfront or other body of water to create a safety buffer consisting of a natural vegetative or contour strip. This buffer shall be designated according to the flood-related erosion hazard and erosion rate, in relation to the anticipated "useful life" of structures, and depending upon the geologic, hydrologic, topographic, and climatic characteristics of the land. The buffer may be used for suitable open space purposes, such as for agricultural, forestry, outdoor recreation and wildlife habitat areas, and for other activities using temporary and portable structures only.

**Chapter 15.60 ENFORCEMENT**

**Sections:**

**15.60.010 Violations.**

- A. It shall be a misdemeanor for any person to alter, construct, convert, demolish, enlarge, equip, erect, improve, maintain, move, occupy, repair, or use any building or structure in the city, or cause or permit the same to be done, contrary to or in violation of any provision of any code adopted under this chapter. A person shall be guilty of a separate and distinct offense for each and every day during which any violation of any provision of any code adopted under this chapter is committed, continued, or permitted to be committed or continued.
- B. It shall be a misdemeanor for any person to fail to comply with a notice or order to comply or repair issued under any provision of any code adopted under this chapter. A person shall be guilty of a separate and distinct offense for each and every day that he or she fails to comply with the notice or order.

(Prior code § 7-176)

### **15.60.020 Penalties.**

Every person found guilty of a misdemeanor shall be punishable for each separate offense by a fine not exceeding one thousand dollars (\$1,000.00) or by imprisonment in the county jail not exceeding six months, or by both such fine and imprisonment.

(Prior code § 7-177)

### **15.60.030 Mobilehome Parks Act and Special Occupancy Parks Act—Notice of cancellation of responsibility.**

- A. Pursuant to subdivisions 18300(e) and 18865(e) of the California Health and Safety Code and Section 1006 of the California Code of Regulations, Title 25, Division 1, Chapter 2, the city of Coachella does hereby provide notification to the department of housing and community development of its intent to cancel its assumption of responsibility for enforcement of the Mobilehome Parks Act (Health and Safety Code Section 18200 et seq.) and the Special Occupancy Parks Act (Health and Safety Code Section 18860 et seq).
- B. The mayor is authorized to sign such written notice of cancellation on behalf of the city as may be necessary to provide proper notice to the department of housing and community development.
- C. The city clerk is authorized to transmit a certified copy of the ordinance codified in this section to the administrative office of the department of housing and community development, mobilehome parks program.
- D. Provided the applicable provisions for cancellation of responsibility contained in the Mobilehome Parks Act and the Special Occupancy Parks Act have been met, the ordinance codified in this section shall become effective in accordance with applicable law.

(Ord. 969 § 1, 2007)

### **15.60.040 Purpose and intent; violation of chapter.**

The city council has determined that the quality of life in Coachella is tied to the character and condition of real property within the city, and that inadequate property maintenance tends to cause a diminution in the enjoyment, use, aesthetics, and value of surrounding properties. It is the purpose of this chapter to restate, cross-reference, and amend the city's property maintenance standards, in an effort to promote public awareness of those standards, visual unity and order, as well as enhance the value of land and development within the city, and protect the appearance, integrity and character of the community. Restatements and cross-references of existing code provisions and laws are not intended to supersede or conflict with those laws.

Inspection of property for compliance with these standards may be accomplished in any constitutionally permissible fashion including inspection from public rights-of-way, inspection with a property owner or occupier's consent, and inspection through a court-issued warrant. Violations of the property management standards of this chapter are declared a public nuisance, which may be abated by the city in accordance with Chapter 8.20 of this code. In addition to or in lieu of such administrative abatement, the city may pursue any other legal or equitable remedies available to it under this code or state law, including, but not limited to, the procedures contained in the California Health and Safety Code.

(Ord. 988 § 6 (part), 2007)

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### **15.60.050 Substandard buildings and housing.**

Buildings and structures on property shall not be left abandoned, partially destroyed, in an "unreasonable state of partial construction," or in a condition that violates an applicable provision of the California Health and Safety Code or of the California Codes previously adopted by the city, as the same currently exist or may hereafter be amended. See California Health and Safety Code Sections 17920.3, 17922.2; see also Title 15 of this code.

For purposes of this section, the following definitions shall apply:

"Abandoned" means forsaken and devoid of any apparent owner or other person claiming title, or unoccupied and unmaintained for such an extended period of time and in such a manner as to give an outward appearance that all claims to possession or control have been relinquished.

"Partially destroyed" means severely damaged by fire, flood, earthquake, vandalism or other forces and, as a result, substantially detracting from the appearance of the immediate neighborhood or reduces the property values in the immediate neighborhood.

"Unreasonable state of partial construction" means a state in which building permits for construction have expired before the completion of construction and the partially constructed building or structure substantially detracts from the appearance of the immediate neighborhood, or reduces the property values in the immediate neighborhood.

(Ord. 988 § 6 (part), 2007)

## **Chapter 15.62 SAFETY ASSESSMENT PLACARDS**

### **Sections:**

#### **15.62.010 Intent.**

This chapter establishes standard placards to be used to indicate the condition of a structure for continued occupancy. The chapter further authorizes the building official and his or her authorized representatives to post the appropriate placard at each entry point to a building or structure upon completion of a safety assessment.

(Ord. 958 § 1 (part), 2006)

#### **15.62.020 Application of provisions.**

The provisions of this chapter are applicable to all buildings and structures of all occupancies regulated by the city of Coachella. The council may extend the provisions as necessary.

(Ord. 958 § 1 (part), 2006)

#### **15.62.030 Definitions.**

As used in this chapter:

"Safety assessment" means a visual, nondestructive examination of a building or structure for the purpose of determining the condition for continued occupancy.

(Ord. 958 § 1 (part), 2006)

### 15.62.040 Placards.

- A. The following are verbal descriptions of the official jurisdiction placards to be used to designate the condition for continued occupancy of buildings or structures. Copies of actual placards are attached.
1. "INSPECTED - Lawful Occupancy Permitted" is to be posted on any building or structure wherein no apparent structural hazard has been found. This placard is not intended to mean that there is no damage to the building or structure.
  2. "RESTRICTED USE" is to be posted on each building or structure that has been damaged wherein the damage has resulted in some form of restriction to the continued occupancy. The individual who posts this placard will note in general terms the type of damage encountered and will clearly and concisely note the restrictions on continued occupancy.
  3. "UNSAFE - Do Not Enter or Occupy" is to be posted on each building or structure that has been damaged such that continued occupancy poses a threat to life safety. Buildings or structures posted with this placard shall not be entered under any circumstance except as authorized in writing by the building official, or his or her authorized representative. Safety assessment teams shall be authorized to enter these buildings at any time. This placard is not to be used or considered as a demolition order. The individual who posts this placard will note in general terms the type of damage encountered.
- B. The number of the ordinance codified in this chapter, the name of the jurisdiction, its address, and phone number shall be permanently affixed to each placard.
- C. Once it has been attached to a building or structure, a placard is not to be removed, altered or covered until done so by an authorized representative of the building official. It is unlawful for any person, firm or corporation to alter, remove, cover or deface a placard unless authorized pursuant to this section.

(Ord. 958 § 1 (part), 2006)

## Chapter 15.66 SEISMIC HAZARD MITIGATION

### Sections:

#### 15.66.010 Purpose.

The purpose of this chapter is to promote public safety by identifying those buildings in the city of Coachella which are most susceptible to earthquake damage and to require certain mitigation measures to protect the lives of persons working and residing in Coachella.

(Ord. 985 § 1, 2007)

#### 15.66.020 Definitions.

As used in this chapter:

"Accessory building" is a detached subordinate building, the use of which is customarily incidental to that of the principal building or to the primary uses of the land and which is located on the same lot with the principal building or use.

"California Building Code (CBC)" is as published by the International Conference of Building Officials, Whittier, California, as adopted by the city of Coachella.

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"Civil engineer or structural engineer" means a licensed civil or structural engineer registered by the state of California pursuant to the rules and regulations set forth in Chapter 5 of Title 16 of the California Administrative Code.

"Diaphragm" is a horizontal or nearly horizontal system acting to transmit lateral forces to the vertical resisting elements. When the term "diaphragm" is used, it includes horizontal bracing systems.

"Essential building" is any building housing a hospital or other medical facility having surgery or emergency treatment areas; fire or police stations; municipal government disaster operation and communication centers.

"Exterior design elements" means and includes, but are not limited to, parapets, cornices, masonry veneers, and any additional exterior nonstructural features which are likely to fall on the public right-of-way during an earthquake.

"Load bearing walls" means masonry walls having all of the following characteristics:

1. Provide the vertical support for a floor or roof;
2. Have a total superimposed load over one hundred (100) pounds per linear foot.

"Unreinforced masonry (URM) building" means any building containing load bearing walls and/or columns constructed wholly or partially of masonry which have an area of vertical, horizontal and combined reinforcing steel less than fifty (50) percent of that required by the 1988 Uniform Building Code, and includes, but is not limited to:

1. Unreinforced brick masonry;
2. Hollow clay tile;
3. Adobe unburned clay tile;
4. Stone masonry.

(Ord. 985 § 2, 2007)

### **15.66.030 Applicability.**

The provisions of this chapter shall apply to all unreinforced masonry buildings in the city, and to buildings with exterior design elements which, in the opinion of the building official, are subject to failure in the event of an earthquake.

(Ord. 985 § 3, 2007)

### **15.66.040 Exempted unreinforced masonry buildings.**

The following buildings are exempted from complying with this chapter:

- A. Unoccupied accessory buildings on residential lots;
- B. Buildings which meet the minimum hazard reduction requirements of Section 15.66.090, and are used as warehouses with not more than ten (10) percent of the gross floor area used as office space accessory to the warehouse use. Warehouses which contain pharmaceutical supplies or hazardous materials or are used for disaster relief or emergency services are not exempt from this chapter;
- C. Buildings which have been structurally upgraded in substantial conformity to the structural standards for unreinforced masonry buildings of Appendix Chapter 1 of the Uniform Code for Building

Conservation ("UCBC"), or to the force levels of the 1973 or later, edition of the California Building Code, or to another standard approved by the building official.

(Ord. 985 § 4, 2007)

( Ord. No. 1147 , § 6, 1-22-20)

#### **15.66.050 Notification of owners.**

Owners of buildings subject to the provisions of this chapter shall be notified within thirty (30) days of the effective date of this chapter by the building division of the city of Coachella that each such building has been included in the city's list of potentially hazardous buildings, and of all of the requirements of this chapter. Building owners shall also be notified that they are required to comply with the sign posting requirements of California Government Code Section 8875.8.

(Ord. 985 § 5, 2007)

#### **15.66.060 Removal from list of potentially hazardous buildings.**

A building may be removed from the city's list of potentially hazardous buildings by demonstrating to the satisfaction of the building official that either:

- A. The building is exempt under the provisions of Section 15.66.040; or
- B. All of the following conditions are met:
  1. The minimum hazard reduction requirement of Section 15.66.090 has been satisfied,
  2. A seismic safety report has been prepared in accordance with Section 15.66.070 herein, and
  3. That any additional mitigation work recommended in the seismic safety report has been performed and the building has been structurally upgraded to be in substantial conformity with the structural standards for unreinforced masonry buildings of the California Building Code, or to another standard approved by the building official.

(Ord. 985 § 6, 2007)

( Ord. No. 1147 , § 6, 1-22-20)

#### **15.66.070 Seismic safety report.**

Owners of buildings identified as potentially hazardous shall submit a seismic safety report to the building division of the city of Coachella as follows:

- A. Time Frame. Seismic safety reports shall be submitted within twelve (12) months of the effective date of this chapter, or such additional time as the building official deems necessary and proper;
- B. Authorized Preparers. Seismic safety reports shall be prepared by a civil or structural engineer licensed by the state of California. Each seismic safety report shall bear the signature and professional registration number, including its expiration date, or the responsible engineer;
- C. Purpose. The purpose of the seismic safety report shall be to evaluate the structural adequacy of the building to resist the seismic effects of earthquake, meet the standards described in subsection D

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hereof, and to identify any exterior design elements. The report may include a compliance plan as described in Section 15.66.080, if rehabilitation is deemed necessary.

Building Standards. The building standards to be used in preparation of seismic safety reports shall be the minimum hazard reduction described in Section 15.66.090 the UCBC or the 1973, or later edition of the UBC, and any other standards accepted by the building official;

- D. Format. The format for seismic safety reports shall incorporate the following data:
1. General Information. The building's address, age, original use, and any subsequent changes in use or occupancy,
  2. Configuration. A description of the building's size, shape, arrangement of structural elements, and any irregularities or discontinuities. Shall also include nonstructural elements such as appendages, parapets, and veneers,
  3. Materials. The types, ages and present conditions of all materials,
  4. Plans of Existing Construction. A description of the seismic integrity of existing conditions with an adequate and appropriate degree of detail,
  5. Calculations to Check Existing Construction. A description of the capacities of existing resisting elements and connections and including any testing results,
  6. Conclusions and Recommendations. A description of the areas found to be deficient in their ability to withstand prescribed seismic forces. This section discuss in general terms the alternatives available for mitigation to the applicable standards of these inadequacies and recommendations for the most suitable solutions.

(Ord. 985 § 7, 2007)

### **15.66.080 Compliance plan.**

If the seismic safety report for a building has identified deficiencies the owner shall submit a compliance plan for approval by the building official within ninety (90) days after submittal of the seismic safety report. The report shall describe how the building owner intends to approach hazard reductions of the building in addition to improvements required under Section 15.66.090 (Minimum hazard reduction requirement) and when the indicated improvements will be made. Options available to the building owner to achieve hazard reduction include, but are not limited to, the following:

- A. Commence the structural rehabilitation of the building to meet or exceed the seismic provisions of the engineering standards referenced in Section 15.66.070(D) of this chapter;
- B. Any building which qualifies as "historical property" as determined by an appropriate governmental agency under Section 37602 of the Health and Safety Code shall be retrofitted in accordance with the State Historical Building Code;
- C. Vacate the Building. Any vacated building shall either be rehabilitated or demolished within twelve (12) months from the date of the engineer's report;
- D. Demolish the building, or proportions thereof, to eliminate the potentially hazardous conditions. Any reconstruction shall be made in accordance with the design review provisions of the zoning code.

(Ord. 998 § 1, 2008; Ord. 985 § 8, 2007)

**15.66.090 Minimum hazard reduction requirement.**

Owners of buildings included in the list of potentially hazardous buildings shall be required to do the following within thirty-six (36) months of the effective date of this chapter: (1) to secure the roof and floor(s) to the building's walls if such attachment is lacking or declared inadequate in the seismic safety report to insure that bearing walls will transfer loads of at least one hundred (100) pounds per linear foot of wall, and (2) remove, upgrade or repair dangerous exterior design elements. The building official may, at his or her sole discretion, grant additional time to comply with this section.

(Ord. 985 § 9, 2007)

**15.66.100 City's review of seismic safety reports and compliance plan.**

The building division shall review the documents submitted for each building identified as potentially hazardous and approve the seismic safety report and compliance plan pursuant to this chapter. Copies of approved seismic safety reports submitted shall be available to the public for inspection at the building division upon request.

(Ord. 985 § 10, 2007)

**15.66.110 Interpretation.**

The interpretation of the building official shall prevail on matters relating to the implementation of this chapter.

(Ord. 985 § 11, 2007)

**15.66.120 Appeal of building official's determination.**

Any decision made by the building official pursuant to this chapter may be appealed in writing to the city manager or his or her designee who may be a licensed civil or structural engineer. The written appeal shall include all facts relevant to the decision and reasons to support any alleged abuse of discretion by the building official. The city manager may take testimony of the appellant and the building official and independent experts or may in his or her discretion determine the appeal based upon the written record. The decision of the city manager or his or her designee shall be final.

(Ord. 985 § 12, 2007)

**15.66.130 Fees and costs of appeal.**

The building owners shall pay an engineer's report review fee for review of the seismic safety report as established by resolution. The amount of this fee shall be deducted from the plan checking fee collected for any building permit issued for the seismic rehabilitation of the structure. The building owner is responsible for any fees and costs necessary for an appeal and shall also deposit, in advance of any appeal provided herein, an amount equal to the estimated cost of experts retained to testify or to determine the appeal.

(Ord. 985 § 13, 2007)

### **15.66.140 Remedies.**

It is unlawful for the owner of any building subject to this chapter to violate any provision of this chapter. The remedies that are available to the city shall include, but not be limited to:

- A. The city may seek injunctive relief to enjoin a building owner's violation of this chapter;
- B. A building owner violating this chapter shall be guilty of a misdemeanor and, upon conviction thereof, shall be punishable by a fine of not more than one thousand dollars (\$1,000.00) or by imprisonment in the county jail for a term not exceeding six months, or by both such fine and imprisonment. Such building owner shall be guilty of a separate offense for each and every day during any portion of which such violation of this chapter is committed, continued or permitted by such building owner.
- C. The remedies provided under this section are not exclusive.

(Ord. 985 § 14, 2007)

### **15.66.150 Building tenant notification.**

Owners of each identified building shall provide each of their tenants with written notification that a seismic investigation of their building has taken place, and that the seismic safety report documenting the investigation is available for review at the building division. Such notification shall occur within thirty (30) days after submittal of the seismic safety report to the building division.

(Ord. 985 § 15, 2007)

### **15.66.160 Exemption from subsequent amendments.**

Buildings on which construction has been completed in compliance with all requirements of this chapter existing at the date of completion shall not be declared a potentially hazardous building under standards adopted after the date of completion and may be allowed to post signage pursuant to California Government Code Section 8875.9. This exemption from later adopted standards shall be effective for a period of fifteen (15) years from the date of completion. This exemption shall not apply to a building which no longer meets the standards under which the seismic work was completed or buildings which undergo a change of use or occupancy. For the purposes of this section "date of completion" shall refer to the date that the building is removed from the list of potentially hazardous buildings.

(Ord. 985 § 16, 2007)

### **15.66.170 Administrative citations.**

An owner who is subject to this section and who does not comply with the posting requirements specified in Section 15.66.050 shall be subject to an administrative citation pursuant to city of Coachella Municipal Code Chapter 3.48.090 and subject to an administrative fine of two hundred fifty dollars (\$250.00) no sooner than fifteen (15) days after notification by the building official that the owner is subject to the administrative fine. Thereafter, if the owner does not comply with and maintain compliance with the posting requirements, within thirty (30) days of the first administrative fine, the owner shall be subject to an additional administrative citation and an additional administrative fine of one thousand dollars (\$1,000.00).

(Ord. 998 § 2, 2008)



**STAFF REPORT**  
**11/9/2022**

**TO:** Honorable Mayor and City Council Members

**FROM:** Maritza Martinez, Public Works Director

**SUBJECT:** Provide staff direction for 2022 Hometown Heroes Honorees.

**STAFF RECOMMENDATION:**

Provide staff direction for 2022 Hometown Heroes Honorees.

**BACKGROUND:**

The “Hometown Heroes” monument was created to recognize people who have contributed to the community and culture of our community. Currently, our “Hometown Heroes” include the following:

- Cesar Chavez; Civil Rights and Labor Leader
- Leonila Torres; Community Leader
- Linda Garza; Government Employee
- Elvira Acosta Murillo; Community Leader
- Severio “Cosmo” Lira Jr.; Commitment to Youth
- Raquel G. Medina; Community Volunteer
- Rich Ramirez; Educator and Mentor
- Chauncey Veatch; Educator and Mentor
- Juan Torres; Entrepreneur and Business Leader
- Joe and Maria Celia Munoz; Exceptional Citizens
- Julio Diaz, Antonio Diaz and Joel Diaz; Boxing Family Champions
- Eugenia Ortiz; Community Leader and Activist
- Clementine Olloque, Maria Carmona-Marron, Maria Serrano, Maria Munoz; Community Leaders and Activists
- Organización en California de Lideres Campesinas; Leaders and Community Activists
- Caballero Family, Boxing Family Champions
- Chris Romero, Exceptional Citizen
- Mary Lou Torres, Exceptional Citizen and Advocate
- Merlyn Hamner, Historian
- Joe Vega; Postmaster and Exceptional Citizen
- Lee Espinoza; Coach and Mentor
- CYSAS La Laja; Youth Sports Leaders
- Vanessa Madera; Youth Sports Leader

- Joe Ceja; Educator and Mentor
- Deputy David Solis; Exceptional Valor
- Mayor Yolanda R. Coba; Community Leader
- Enedina Rapan; Community Activist
- Enedina Rapan, Jesus Mota, Maria Hernandez, Prospero Montes, Jesus Sanchez; Inspirational Community Mentors
- Gabriela Fundora; Youth Sports Leader
- Citlalli Ortiz; Youth Sports Leader
- Cesar Sanchez, Entrepreneur and Business Leader
- Father Guy Wilson; Religious and Spiritual Leader
- Dr. Juan De Lara; Educator and Mentor
- Juanita Godwin; Community Leader and Youth Mentor
- Raices Cultura; Community Leader and Activists
- Rosa Lucas – Community Advocate and Activist
- Mario Lazcano; Community Leader and Activist
- Captain Frank Morales, Lieutenant Cesar Garcia, Engineer Danny Castro, Lieutenant George Torres; Coachella Volunteer Firefighters
- Clara Herrera and Clara Nieblas, Community Advocate and Activist
- Rosalia Plata; Community Advocate and Activist
- Baltazar Aguirre; Exceptional Citizen and Activist

#### **DISCUSSION/ANALYSIS:**

Annually during the City's Tree Lighting Ceremony the City has recognized individuals / organizations as Hometown Heroes; staff recommends selecting 2 -3 recognitions per year. Staff is requesting direction for 2022 Hometown Hero nominees.

The City Council requested the City reach out to the public using the City's social media outlets. This was done using a polling tool (*Survey Monkey*) and the following results were received (total responses received were 30).

- Maria Magdalena Rodriguez
- All Teachers in Coachella (Todos los maestros de education de Coachella)
- Fernando Garcia, CV Housing Coalition
- Sandra Ramirez
- Ana Vee
- ASM Eduardo Garcia
- Rosie Martinez LVN
- Marco Machuca
- CVHS, Class of '96
- Eugenia Ortiz
- Monica Diaz
- Emmanuel Martinez (multiple entries – 9)
- Gabriel Martin
- Johnny Ortiz
- Antonio Espinoza
- Mario Gallo (multiple entries – 5)

- Aaron Gasu
- Jesus Bedoy Badena

**FISCAL IMPACT:**

None.



**STAFF REPORT**  
**11/9/2022**

**TO:** Honorable Mayor and City Council Members

**FROM:** Gabriel Perez, Development Services Director

**SUBJECT:** Tripoli Mixed-Use Project (Proposed Revisions)

**SPECIFICS:** Amendments to Conditional Use Permit (CUP) 351 and Architectural Review (AR) 22-04 for the PUD (Planned Unit Development) Overlay Zone guidelines, design revisions and modifications to conditions of approval for a mixed-use development consisting of 108 apartment units and 2 retail units on 2.8 acres of vacant C-G (General Commercial) zoned property at the northeast corner of Cesar Chavez Street and Bagdad Avenue (APN# 778-081-003 and -001) Applicant: Chelsea Investment Corporation

**EXECUTIVE SUMMARY:**

Chelsea Investment Corporation requests City Council approval of revisions to the architectural design and conditions of approval for the Tripoli Mixed-Use project, a mixed-use development consisting of 108 affordable apartments units, with 1-3 bedroom options, and two retail spaces on 2.8 acres at the northeast corner of Cesar Chavez Street and Bagdad Avenue as follows:

- **Building A** – 3-story 49,794 sq. ft. building consisting of 44 apartment units, a 652 sq. ft. multi-purpose room, and 1,805 sq. ft. ground floor retail space modified to a 58,098 sq. ft. building with 50 apartments units, 2 commercial spaces of 1,031 sq. ft. each and 1,790 sq. ft. community room/lounge. (Southwest corner of 6<sup>th</sup> Street and Tripoli Ave)
- **Building B** – 4-story 71,079 sq. ft. building consisting of 64 apartment units, a 1,296 sq. ft. community room and a 1,413 sq. ft. ground floor retail space modified to a 3-story, 54,981 sq. ft. building consisting of 58 apartment units, 2 commercial spaces of 992 sq. ft. each (Northeast corner of Cesar Chavez Street and Bagdad Avenue)
- Outdoor Tot Lot (relocated at the front of Building A)



## **BACKGROUND:**

The subject site is a vacant commercial property and historical aerial photographs from 1953 identify a previous large commercial/industrial building on the site and later removed on 1996 aerial photographs. Chelsea Investment Corporation is currently constructing a 3-story, 105-unit mixed-use development, Pueblo Viejo Villas, on 2.61-acre site north of this subject site as a transit-oriented development approved under Change of Zone 17-03. A transit hub on 1.66 acres at the corner of Fourth Street and Cesar Chavez Street will be constructed in association with Pueblo Viejo Villas and will be operated by Sunline Transit Agency.

The Council originally approved Change of Zone (CZ) 22-01, Conditional Use Permit (CUP) 351, Architectural Review (AR) 22-04 to amend the Official Zoning Map by adding the PUD (Planned Unit Development) Overlay Zone on 2.8 acres of vacant C-G (General Commercial) zoned property for a mixed-use development consisting of 108 apartment units and 2 retail units on May 11, 2022. The applicant the Planning Commission recommended approval of. The City Council approved the project at a public hearing on May 11, 2022.

## **DISCUSSION/ANALYSIS**

The surrounding land uses and zoning designations are as follows:

- North:** Existing commercial development and Pueblo Viejo Villas, (C-G, General Commercial and C-G PD).
- South:** Rancho Grande Markets (C-G, General Commercial).
- East:** Residential neighborhood and vacant land (C-G, General Commercial and R-S, Residential Single Family).
- West:** O'Reilly Auto Parts and Cesar Chavez Street (C-G, General Commercial).

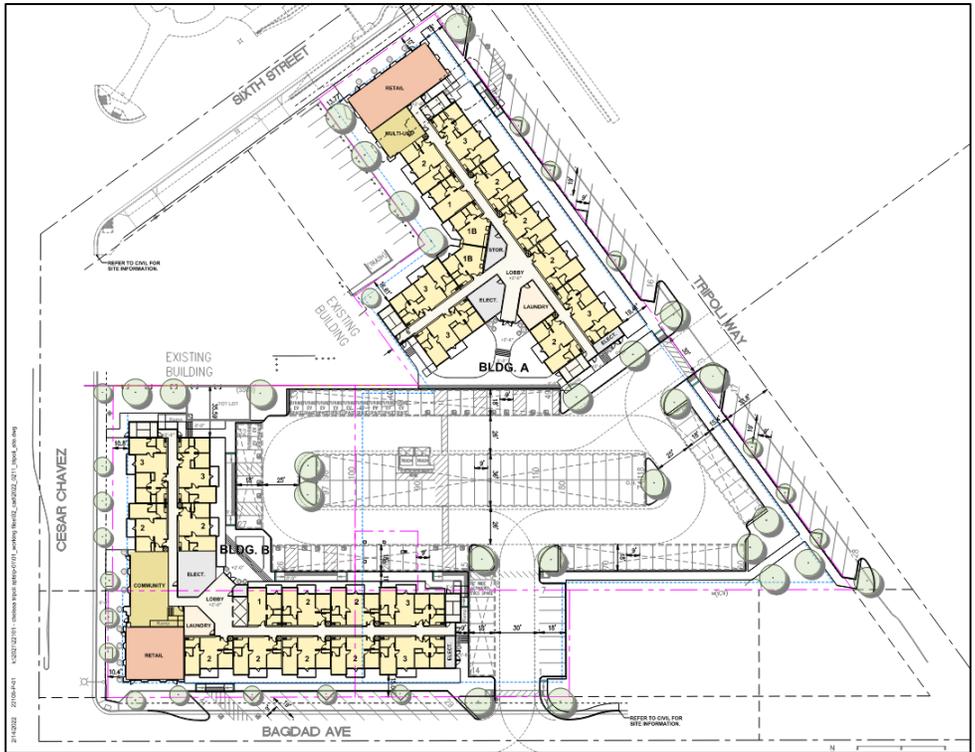
## **Site Plan**

The applicant proposes modification of an approved mixed-use development consisting of 108 apartment units and 2 retail spaces within 2 buildings in the Pueblo Viejo District. Building A was approved for a 3-story; 49,794 sq. ft. building located toward the Southwest corner of 6<sup>th</sup> Street and Tripoli Avenue. Building B was approved as a 4-story, 71,079 sq. ft. building located toward the Northeast corner of Bagdad Avenue and Cesar Chavez Street. Both buildings would be constructed near property line with building frontages on 6<sup>th</sup> Street, Tripoli Way, Bagdad Avenue and Cesar Chavez Street and on-site parking oriented behind the buildings consistent with goals of the Pueblo Viejo Revitalization Plan. The orientation of the buildings support the City's goals of promoting a walkable downtown environment with a well-designed public realm.

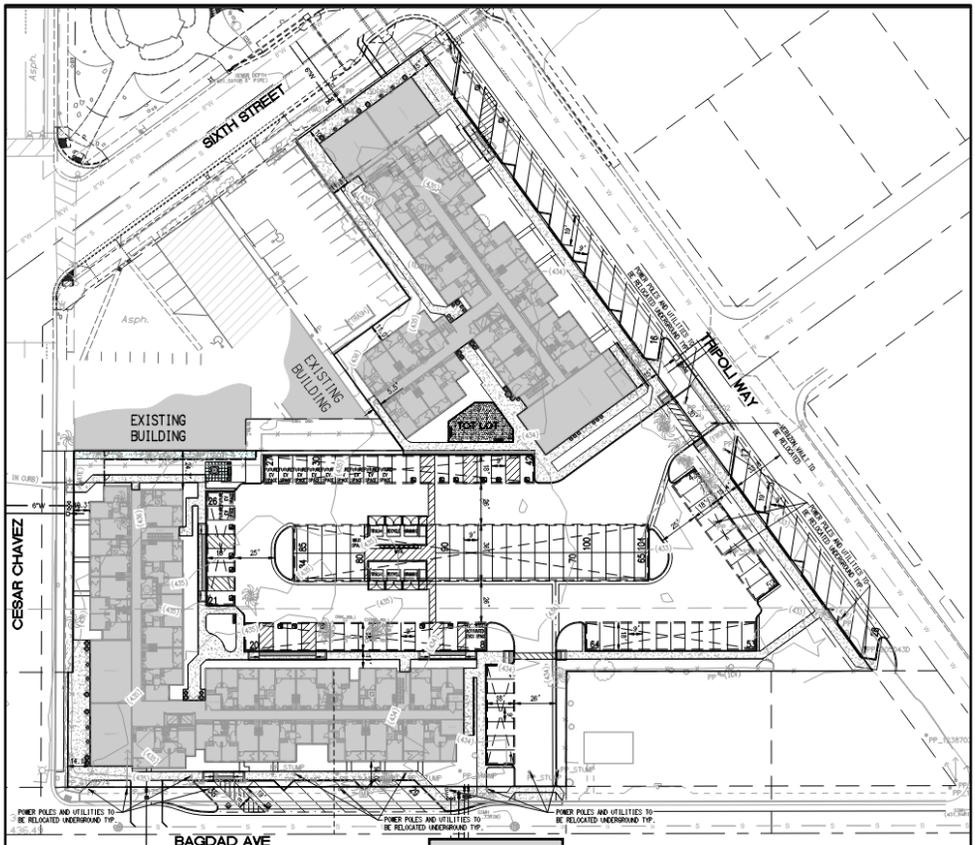
The applicant proposes to maintain the same unit count of 108 apartments with 1-3 bedroom unit options, but proposes to reduce the size of all units and the unit number in Building B in order to reduce the size of Building B to 54,981 sq. ft. and reduce the number of stories from 4-stories to 3-stories. The community lounge space is proposed to be merged into Building A and total community lounge space increased by 252 sq. ft. The community space will include kitchen space,

restrooms, and 6 computer stations. The retail space available for the project would increase by 1,827 sq. ft. under the new proposal with two retail suites in each building.

**Figure 1: Site Plan (Original)**



**Figure 2: Site Plan (Approved)**



	<b>Original Approved</b>	<b>New Proposal</b>
Building A Unit Size	<ul style="list-style-type: none"> <li>• 13 - One bedroom 581-586 sq. ft.</li> <li>• 17 - Two bedroom 799 sq. ft.</li> <li>• 14 - Three bedroom 1,061 sq. ft.</li> </ul> <b>Total Units: 44 units</b>	<ul style="list-style-type: none"> <li>• 12 - One bedroom 542 sq. ft.</li> <li>• 24 - Two bedroom 702 sq. ft.</li> <li>• 14 - Three bedroom 932 sq. ft.</li> </ul> <b>Total Units: 50 units</b>
Building B Unit Size	<ul style="list-style-type: none"> <li>• 14 - One bedroom 581-586 sq. ft.</li> <li>• 35 - Two bedroom 799 sq. ft.</li> <li>• 15 - Three bedroom 1,061 sq. ft.</li> </ul> <b>Total Units: 64 units</b>	<ul style="list-style-type: none"> <li>• 15 - One bedroom 542 sq. ft.</li> <li>• 27 - Two bedroom 702 sq. ft.</li> <li>• 16 - Three bedroom 932 sq. ft.</li> </ul> <b>Total Units: 58 units</b>
Community Rooms/Lounges (1 <sup>st</sup> Floor Only)	<b>Building A</b> <ul style="list-style-type: none"> <li>• 652 sq. ft. community room</li> </ul> <b>Building B</b> 1,296 sq. ft. community room <b>Total Community space: 1,948 sq. ft.</b>	<b>Building A</b> <ul style="list-style-type: none"> <li>• Merged with Building B</li> </ul> <b>Building B</b> 2,200 sq. ft. community room <b>Total Community Space: 2,200 sq. ft.</b>
Tot Lot (Outdoor)	<b>218 sq. ft.</b>	<b>813 sq. ft.</b>
Commercial Space (1 <sup>st</sup> Floor Only)	<b>Building A</b> <ul style="list-style-type: none"> <li>• 1,085 sq. ft. commercial space</li> </ul> <b>Building B</b> <ul style="list-style-type: none"> <li>• 1,413 sq. ft. commercial space</li> </ul> <b>Total Retail: 2,498 sq. ft.</b>	<b>Building A</b> <ul style="list-style-type: none"> <li>• 2 commercial spaces (1,100 sq. ft. each – 2,200 sq. ft. total)</li> </ul> <b>Building B</b> <ul style="list-style-type: none"> <li>• 2 commercial spaces (1,062 sq. ft. each – 2,125 sq. ft. total)</li> </ul> <b>Total Retail: 4,325 sq. ft.</b>
Parking	-On-Street Parking 41 spaces -On-Site Parking 118 spaces <b>Total Parking: 159 spaces</b>	-On-Street Parking 38 spaces -On-Site Parking 104 spaces <b>Total Parking: 142 spaces</b>

A 218 sq. ft. fenced tot lot was originally proposed near Building A with playground equipment for children and is now proposed to be increase in size to 813 sq. ft. near Building B. No details of the playground equipment were submitted for the Architectural Review, but will be reviewed during building permit plan check.

### Parking

The applicant proposed on-site parking area consisting of 118 parking spaces accessed by driveways from Bagdad Avenue and Tripoli Way. The new proposal reduces on-site parking to 104 parking spaces. Parking based on 120,873 sq. ft. of gross floor area, would require 362 spaces in the Pueblo Viejo Revitalization Plan. The applicant proposes 104 on-site parking spaces and 38 on-street parking spaces. The Pueblo Viejo Revitalization Plan draft development standards allow for on street parking to be counted toward required parking if within 500 feet of the main entrance of the development. Senate Bill 35 allows affordable housing development within ½ mile

of public transit to be exempted from parking standards. With the application of density bonus law, only 61 parking spaces would be required or a surplus of 81 parking spaces. Staff is supportive of allowing the development to utilize on-street parking to count towards satisfying parking requirements, which would be provided by constructing 10 diagonal parking spaces on Bagdad Avenue and 28 diagonal parking spaces on Tripoli Way.

Staff has indicated to the applicant a preference for creating diagonal parking spaces on 6<sup>th</sup> Street along the frontage of the retail spaces to increase parking count. A condition of approval (Condition No. 48) for adding diagonal parking on 6<sup>th</sup> Street has been included if feasible.

### **Architectural Design**

The overall architectural style of the approved project incorporates Spanish Colonial Revival design. The applicant proposes a redesign of the project to reduce costs due to conditions of approval for inclusion of elevators in both buildings and the original architectural design would be cost prohibitive. The applicant selected a new architect that designed the Pueblo Viejo Villas mixed use project and elected to include many of that development's architectural elements. The original design included a pronounced first floor retail area for Cesar Chavez Street and 6<sup>th</sup> Street, significant articulation of building features, recessed windows, undulating roofline with several tower features. The applicant redesigned the project and presented new designs for a substantial conformance approval at the administrative level. The Development Services Director determined that the proposed site plan and architectural elevation changes were substantial and would require public hearing approval by the Planning Commission and City Council. The Director also provided comments to improve the design so that the redesigned project could be recommended for approval to the Commission and Council. The applicant worked on design revisions based on staff comments, which are presented in figures 4-7 below.

**Figure 3: Rendering at the Corner of Cesar Chavez Street and Bagdad Avenue (Original Approval)**



**Figure 4: Cesar Chavez Street Comparison (Approved vs. Proposed) Bldg B**



**Figure 5: Bagdad Avenue Comparison (Approved vs. Proposed) Bldg B**



**Figure 6: Tripoli Avenue Comparison (Approved vs. Proposed) Bldg A**



**Figure 7: Sixth Street Comparison (Approved vs. Proposed) Bldg A**



Staff is of the opinion that the original architectural design was a superior design compared to the proposed design and recommended to the applicant that substantial design enhancements be focused on the most publicly visible portion of the development such as 6<sup>th</sup> Street and Cesar Chavez Street. The applicant retained many of the first floor retail architectural features, added finials on towers, and included the slaked stucco decorative features along the roofline that are characteristic of Spanish Colonial Revival design. The applicant does not propose to incorporate recessed windows, sloped window sills, window awnings above the first floor, mortar packing for roof tile, or bull nosed stucco building edges.

Staff has included recommended design revisions in condition of approval No. 18 that includes decorative cornices, increase in use of divided lites, and increase in use of tower features. Roof tile materials and construction consistent with Spanish Colonial Revival design was recommended in condition of approval no. 19 and the Planning Commission elected to depart from requiring two piece clay tile and mortar packing and instead use a blended color concrete roof tile. Smooth stucco finishing and bull-nosed corners were recommended in condition of approval no. 20, but the Planning Commission elected to remove this condition and instead permit a 60/40 sand finish and not require bull-nosed corners. The applicant requested that condition of approval no. 17 for a 15-foot ceiling for the first floor retail spaces be modified to allow a 9'1" ceiling height on the first floor of which the Planning Commission agreed to modify. The 15-foot first floor ceiling height is a guideline of the Pueblo Viejo Revitalization Plan.

### **Landscape Design**

The applicant proposes to maintain the same landscape pallet but proposes not to revise the landscape plan that would accommodate trees along the edge of the curb at Cesar Chavez Street and instead intends to maintain the existing sidewalk in place. Staff does not recommend that the existing sidewalk remain and requested that the original condition of approval for a separated sidewalk with trees adjacent to curb consistent with the Pueblo Viejo Revitalization Plan be implemented. The Planning Commission elected to remove a condition of approval requiring that landscape planters separate the street from the sidewalk area along Cesar Chavez Street.

The plant palette shows a variety of trees including "Mulga", "Hong Kong Orchard," "Desert Willow," "Texas Ebony," "Drake Elm" and "California Fan Palm." The project is conditioned to modify the landscape plan to create planters adjacent to curb at Cesar Chavez Street and planted with Hong Kong Orchard trees to provide shade for pedestrians. The planters will include water-efficient shrubs including "Bank Catclaw", "Do-La-la Bougainvillea", "Compact Texas Ranger", "Mexican Bush Sage." Succulents will include "Dwarf Century Plant," "Blue Flame Agave," "Red Yucca", and "Toothless Desert Spoon". A cluster of palm trees is also provided at the corner of Cesar Chavez Street and First Street along with other landscape materials design to make the future public art location a focal point. The applicant is unable to meet the requirement of 10 shade trees at every 10 parking spaces due to the proposed solar carports.

### **CONSISTENCY WITH THE GENERAL PLAN**

The proposed project is within the Downtown Center land use designation of the General Plan 2035 Land Use and Community Character Element. The Downtown Center is intended to bring

the entire community together in a one-of-a-kind Coachella Center, which allows for commercial uses. The General Plan allows for a residential density of 20-65 dwelling units/acre and a Floor Area Ratio of 0.5-3 for commercial uses. The project proposes a density of 38 dwelling units per acre and is thereby consistent with the General Plan. The project is consistent with the policies of the Land Use and Community Character's Sub-Area #2 policies, which recognize that Downtown is the heart of the City where mixed use development is encouraged and creates a new gateway to downtown near intersection of Sixth Street and Cesar Chavez Street.

**CONSISTENCY WITH ZONING**

The subject site is zoned C-G (General Commercial) zone, which does not allow for mixed-use development and specifically only permits a residential unit as a proprietors unit. The Zoning is currently inconsistent with the General Plan land use as the future zoning should be Downtown Center, which would accommodate mixed-use development at a density of 20-65 dwelling units/acre. In order to accommodate this type of development, the applicant requests amend the Official Zoning Map with approval of the PUD (Planned Unit Development) Overlay Zone on the 2.8 acres of vacant C-G (General Commercial) zoned property, which allows the applicant to establish flexible development standards and permitted uses insofar as it is consistent with the General Plan. Staff requested that the applicant incorporate the draft development standards of the Pueblo Viejo Revitalization Plan, which identifies this area as the Sixth Street Pueblo Viejo Zone and Cesar Chavez Pueblo Viejo Zone. The project complies with the draft Development Standards of the Sixth Street Pueblo Viejo Zone, except for unit size, parking, retail space height, residential first floor height, and public/common open space requirements.

**Table 3 – Development Standards**

	<b>Zoning Ordinance/ Pueblo Viejo Revitalization Plan</b>	<b>Proposed</b>	<b>Complies with Code</b>
Parking (Minimum)	<p><b>Zoning -</b>  <i>Retail:</i> 1 parking space for each 250 sq. ft. of gross floor area.                      Restaurants: 1 space per each 45 sq. ft. of customer area plus one space for each 200 sq. ft. of non customer area.  <i>Multi-family:</i> requires One space per dwelling unit.  <b>PV standards-</b>                      Mixed-Use: 3 spaces for 1,000 sq. ft. of gross floor area. Or 362 spaces</p>	<p>-On-Street Parking 38 spaces                      -On-Site Parking 104 spaces  <u>Total spaces:</u> 142 spaces</p>	No –Due to the location within 1/2 mile of public transit hub, the project is exempt from parking requirements under SB 35. Due to density bonus law 61 spaces required.
Lot Requirements	<b>Zoning -</b> Minimum Lot width 50'	Lot width exceeds 50'	Yes

Height (maximum)	<b>Zoning</b> - 35' maximum <b>PV standards</b> – No maximum, but requires at least a minimum 3 stories.	60'	No – Though complies with PV standards
Density	<b>Zoning</b> – No density standard in C-G zoning. <b>PV Standards</b> – 20-65 du/acre	38 du/acre	Yes – Complies with PV standards and General Plan
Unit Size	<b>Zoning</b> – None <b>PV Standards</b> – <ul style="list-style-type: none"> <li>• 1 bedroom 750 sq. ft.</li> <li>• 2 bedroom 900 sq. ft.</li> <li>• 3 bedroom 1,050 sq. ft.</li> </ul>	<ul style="list-style-type: none"> <li>• 1 bedroom 542 sq. ft.</li> <li>• 2 bedroom 702 sq. ft.</li> <li>• 3 bedroom 932 sq. ft.</li> </ul>	No –but may be permitted in the PUD
Public Open Space Requirement	<b>Zoning</b> – None <b>PV Standards</b> – 10% for development over ½ acre	No public open space provided.	No
Landscaping	<b>Zoning</b> <ul style="list-style-type: none"> <li>• Parking area or driveway abutting a street requires a 10' setback fully landscaped.</li> <li>• Internal landscaping equal to a minimum of 5% of the parking and driveway area.</li> <li>• One 15 gallon tree for every 10 parking spaces.</li> <li>• All landscape planter beds in interior parking areas shall be not less than 5' in width</li> </ul>	<ul style="list-style-type: none"> <li>• All areas exceed 10' fully landscaped setback</li> <li>• Internal landscaping % not identified but required by condition of approval.</li> <li>• Due to Solar Canopy structures for on-site parking this 15 gallon tree standard cannot be met.</li> <li>• The rear property line planter to the rear of Panda Express is less than 5'.</li> </ul>	Substantially in compliance. Project conditioned to comply with all landscape standards.
Mixed-Use Standards	<b>Zoning</b> – residential uses not permitted, unless a proprietor/manager/custodian unit. <b>PV Standards</b> <ul style="list-style-type: none"> <li>• Residential first floor development floor height must be elevated at least 3' above the sidewalk plane.</li> </ul>	<b>Zoning</b> – Applicant proposes zone change to allow mixed-use development with a planned unit development <b>PV standards</b> <ul style="list-style-type: none"> <li>• First floor development floor height is <u>Not</u> 3' above the sidewalk</li> </ul>	<b>Zoning</b> – with approval of Change of Zone <b>PV Standards</b> Complies generally except for

	<ul style="list-style-type: none"> <li>The first floor must be a minimum of 15 feet in height to accommodate modern commercial/retail activities.</li> </ul>	<ul style="list-style-type: none"> <li>The first floor retail <b>Not</b> 15 feet in height. Proposed at 9'-1".</li> </ul>	residential first floor and retail height.
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**Figure 6: Zoning District and Design Guidelines Subareas**



**ENVIRONMENTAL IMPACT CONSIDERATION**

The City of Coachella has determined that the proposed project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development because the project involves development on a site under five acres where the parcel complies with General Plan policies and zoning regulations, and where the project site has no value as habitat for endangered, rare or threatened species, and where the site can be adequately served by all required utilities and public services, and the project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The subject site is surrounded on all sides by urban uses and has no suitable habitat for endangered species. There are existing utilities and public services available to serve the site. As proposed, the project will comply with General Plan policies and zoning code regulations and the project does not result in any significant traffic, air quality, or water quality impacts. As such, no additional environmental review is required.

**ALTERNATIVES:**

- 1) Adopt Resolution No. 2022-96 approving CUP 351 and Architectural Review No. 22-04 with the findings and conditions as recommended by Staff.
- 3) Not approve Resolution No. 2022-96 and maintain existing approvals of Council Resolution No. 2022-48 (CUP No. 351 and AR No. 22-04 and Ordinance 1193 CZ No. 22-01).
- 3) Continue this item and provide staff and the applicant with direction.

**RECOMMENDED ALTERNATIVE(S):**

Staff recommends alternative #1.

**Attachments:**

1. Resolution No. 2022-96 for CUP No. 351 and AR No. 22-04  
Exhibit A – Conditions of Approval for CUP No. 351 AR No. 22-04  
Exhibit B - Planned Unit Development Guidelines/Standards
2. Exhibit A – Conditions of Approval for CUP No. 351 AR No. 22-04 **MARK-UP  
VERSION**
3. Vicinity Map
4. Approved Development Plan Set – (Site Plan,  
Floor Plan, Elevations, Preliminary Grading)
5. Approved Landscape Plan
6. Proposed Development Plan Set – (Site Plan,  
Floor Plan, Elevations, Preliminary Grading)
7. Proposed Landscape Plan
8. Pueblo Viejo Revitalization Plan (<https://www.coachella.org/departments/pueblo-viejo-revitalization-plan>)
  - SS-PV Zone – Sixth Street Pueblo Viejo Zone
  - CC-PV Zone – Cesar Chavez Pueblo Viejo Zone
9. Original Material Board
10. Original Architectural Design Recommendation board

**RESOLUTION NO. PC2022-96**

Attachment 1

**A RESOLUTION OF THE CITY OF COACHELLA CITY COUNCIL APPROVING AN AMENDMENT TO CONDITIONAL USE PERMIT 351 AND ARCHITECTURAL REVIEW 22-04, AMENDING THE DEVELOPMENT STANDARDS/GUIDELINES AND DEVELOPMENT PLANS AND SIGN PROGRAM FOR THE TRIPOLI MIXED-USE DEVELOPMENT CONSISTING OF 108 RESIDENTIAL APARTMENT UNITS AND RETAIL TENANT SPACES ON 2.8 ACRES AT THE NORTHEAST CORNER OF CESAR CHAVEZ STREET AND BAGDAD AVENUE. (APN 778-081-003 AND 778-081-001) CHELSEA INVESTMENT CORPORATION (APPLICANT).**

**WHEREAS** Coachella Investment Corporation filed an application for amendments to Conditional Use Permit (CUP 351) and Architectural Review (AR) 21-12 to modify conditions of approval and project design of a mixed-use development consisting of 108 affordable apartment units and 2 retail tenant spaces within two buildings located at the northeast corner of Cesar Chavez Street and Bagdad Avenue (APN 778-081-003 and 778-081-001); and,

**WHEREAS** on May 11, 2022, the City Council of the City of Coachella held a duly noticed public hearing and first considered and approved Conditional Use Permit No. 251 and Architectural Review No. 22-04 and adopted Ordinance No. 1193 for Change of Zone No. 22-01 on May 25, 2022; and

**WHEREAS** on November 9, 2022, the City Council of the City of Coachella held a duly noticed public hearing regarding proposed amendments in the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties; and

**WHEREAS** on October 26, 2022, the Planning Commission of the City of Coachella held a duly noticed public hearing regarding proposed amendments in the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties; and

**WHEREAS** the proposed use is necessary or desirable for the development of the community, is consistent with the objectives of the City's General Plan, and is not detrimental to the existing uses or the uses specifically permitted in the zone in which the proposed use is to be located; and,

**WHEREAS** the proposed site is adequate in size and shape to accommodate the proposed development; and,

**WHEREAS**, the Planning Division completed an initial environmental assessment of the above matter and in accordance with the California Environmental Quality Act (CEQA) recommends the City Council determine the project is exempt from the California

Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development because the project involves development on a site under five acres where the parcel complies with General Plan policies and zoning regulations, and where the project site has no value as habitat for endangered, rare or threatened species, and where the site can be adequately served by all required utilities and public services, and the project will not result in any significant effects relating to traffic, noise, air quality, or water quality.

**WHEREAS** the conditions as stipulated by the City are necessary to protect the public health, safety and welfare of the community.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Coachella, California hereby resolve as follows:

**Section 1.** Incorporation of Recitals

The City Council hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the City Council as fully set forth in this resolution.

**Section 2.** CEQA Findings

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the City Council, and the facts outlined below, the City Council hereby finds and determines that the proposed project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development because the project involves development on a site under five acres where the parcel complies with General Plan policies and zoning regulations, and where the project site has no value as habitat for endangered, rare or threatened species, and where the site can be adequately served by all required utilities and public services, and the project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The subject site is surrounded on all sides by urban uses and has no suitable habitat for endangered species. There are existing utilities and public services available to serve the site. As proposed, the project will comply with General Plan policies and zoning code regulations and the project does not result in any significant traffic, air quality, or water quality impacts. As such, no additional environmental review is required.

**Section 3.** Conditional Use Permit and Architectural Review Findings

With respect to Conditional Use Permit (CUP) 351 and Architectural Review 22-04, the City Council finds as follows for the proposed for the 108 unit mixed-use development project:

1. The Conditional Use Permit and Architectural Review is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a Downtown Center land use designation that allows for a range of retail uses. The proposed uses on the site are in keeping with the policies of the Downtown Center land use classification and the Project is internally consistent with other General Plan policies that allows for multi-family residential development. The proposed

structures on the site are in keeping with the policies of the Downtown Center land use classification and the project is internally consistent with other General Plan and the Pueblo Viejo Revitalization Plan policies for this type of development. The project is consistent with the policies of the Land Use and Community Character's Sub-Area #2 policies which recognize that Downtown is the heart of the City where mixed use development is also encouraged that create a new gateway to downtown at the intersection of Sixth Street and Cesar Chavez Street.

2. The proposed uses will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. The proposed project is in compliance with the applicable development standards for the C-G (General Commercial) Zoning District of the City's Zoning Code and the project request modified development standards through approval of a planned unit development overlay to allow for a mixed-use development consistent with the density permitted of the General Plan of 20-65 dwelling units per acre and consistent with the Pueblo Viejo Revitalization Plan.
3. Consideration is given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development. The proposed project is in compliance with the applicable development standards for the C-G (General Commercial) Zoning District of the City's Zoning Code. The proposed development consists a 108 apartment units and 2 retail spaces. The proposed uses will be compatible with existing adjacent uses that include single family residential, multi-family uses, and commercial uses within the immediate vicinity.
4. The Project will be compatible with neighboring properties with respect to land development patterns. The proposed development would develop according to the development standards of the C-G Zone at a scale, massing, and aesthetic appeal of existing development is in keeping with development of neighboring properties such as Pueblo Viejo Villas. The plans submitted for this project propose a commercial and multi-family residential use with amenities for the future residents of the site that are permitted in the C-G PD (General Commercial, Planned Development) zone. The project would promote a well-designed pedestrian realm that includes shade and a safe pedestrian environment for pedestrians.
5. The proposed use will include three new vehicular approaches to the property designed to improve off-site and on-site vehicular circulation for existing traffic on surrounding public streets or roads. Evidence of this is reflected in the provided site plan design. The three new proposed drive aisles and internal circulation have been reviewed and approved by the Fire Department and the Engineering Department.

**Section 4.** City Council Approval

Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella City Council hereby approves amendments to Conditional Use Permit (CUP 351), and Architectural Review 22-04 for the Tripoli Mixed-Use Project development and subject to the Conditions of Approval as set forth in “Exhibit A” and Planned Unit Development Guidelines/Standards for the Tripoli Mixed-Use project in “Exhibit B.”

**PASSED APPROVED and ADOPTED** this 9<sup>th</sup> day of November 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Steven A. Hernandez  
Mayor

**ATTEST:**

\_\_\_\_\_  
Angela M. Zepeda  
City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Carlos Campos  
City Attorney

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) ss.  
CITY OF COACHELLA )

**I HEREBY CERTIFY** that the foregoing Resolution No. 2022-96 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on this 9<sup>th</sup> day of November 2022 by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Andrea J. Carranza  
Deputy City Clerk

**Exhibit A - Resolution No. 2022-96**  
**CONDITIONS OF APPROVAL**  
**CONDITIONAL USE PERMIT NO. 351, ARCHITECTURAL REVIEW NO. 22-04**  
**TRIPOLI MIXED-USE PROJECT**

**General Conditions**

1. Conditional Use Permit No. 351 and Architectural Review 22-04 shall be valid for 12 months from the effective date of said Planning Commission approvals unless the applicant requests an extension of time and granted by the Planning Commission. The conditional use permit shall expire and shall become void one year following the date on which the conditional use became effective, unless prior to the expiration of one year a building permit is issued and construction is commenced and diligently pursued toward completion, or a certificate of occupancy is issued.
2. The applicant shall defend, indemnify and hold harmless the City of Coachella, its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any project approval or condition of approval of the city concerning this project, including but not limited to any approval or condition of approval or mitigation measure imposed by the City Council or Planning Commission. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the City Attorney, within five days of the effective date of this approval.
3. Within five business days of project approval, the applicant shall submit to the Planning Division a check made payable to the County of Riverside in the amount of \$50 for filing the CEQA Notice. (City of Coachella submitted this documentation).
4. All plans, as shown, are considered “conceptual,” subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of the conditional use permit or architectural review. (City to provide Application and /or Fees)
5. All plan submittals are the responsibility of the developer; this includes plan submittals to the City of Coachella, the Riverside County Fire Department or to other agencies for whom plan review and approval is required.
6. The working drawings shall include within the first four pages a list of all conditions of approval included in this resolution.

7. Add electric vehicle infrastructure within the project site and at improved on-street parking areas per CBC and State requirements.
8. Add 1 on-site parking spaces for van pools.
9. The applicant shall work with staff to accommodate an elevator for Building A and B if financing for elevator and supporting infrastructure can be identified and incorporated within the development timeframe for the project.
10. The applicant or successor in interest shall annex the subject property into the City's Community Facilities District (CFD 2005-1) for City police, fire and paramedic services, prior to issuance of a building permit for the first phase of construction.
11. The applicant or successor in interest shall install "purple pipe" for a future tertiary water distribution system that would serve the irrigation needs of all common areas of the project including perimeter landscaping, entry features and median island planters, and retention basins, subject to review and approval by the City Engineer. The "purple pipe" water lines shall be installed along the entire Avenue 48 street frontage according to City standards.
12. Provide secure bicycle parking and storage for apartment tenants and guests (General Plan Community Health and Wellness Element Goal 5).
13. The project shall comply with all applicable codes, laws and regulations, regardless of whether they are listed in these conditions. This includes conformance with the requirements of the adopted U.B.C., U.P.C., U.M.C., N.E.C., including all requirements of the South Coast Air Quality Management District, the Riverside County Fire Department and any requirements by any other agency having jurisdiction on the project.
14. Applicant shall work with City on a potential location for the City's Art in Public Places program that may include decorative, ornamental or architectural elements commissioned from an artist as an integral aspect of the project structure or site.

#### **Architectural Design, Character and Massing**

15. All first floor dwelling units facing the public streets shall have a front door rear patio gate accessible from the Bagdad Avenue, Tripoli Street and Cesar Chavez Street sidewalk areas, with a fenced and patio enclosure adjacent to the sidewalk.

16. A lighting exhibit shall be provided for landscape areas and external building lighting. External building lighting shall be decorative in design and be consistent with Spanish Architectural Revival design to the satisfaction of the Development Services Director.
17. Retail ceiling height may be 9'-1" feet.
18. The applicant shall work with the Development Services Director on project architectural design modifications prior to building permit submittal that include:
  - a. Ensuring sufficient window recesses. Proposed foam enhancements around window areas may be removed with sufficient window recesses.
  - b. If window shutters are used they should be sage green or blue in color similar to original elevation design.
  - c. Painting window edges colors consistent with Spanish Colonial Revival design.
  - d. Corner towers for building A and B shall be modified as follows:
    - i. Balance the design of tower areas between the top of the retail space and bottom of roof cornice trim.
    - ii. Consider a more ridged decorative cornice trim to create more shadows similar to the top of the proposed retail floor.
    - iii. Include an enhanced decorative balcony structure at each tower that provides visual focal point from Cesar Chavez Street and 6<sup>th</sup> Street.
  - e. Utilize an alternate color banding at the building base such as terracota color.
  - f. Awnings shall be designed and constructed to support a catenary curve common with Spanish Colonial Revival design to also increase window visibility.
  - g. Massing on walls between retail windows shall be wider consistent with the original project design and windows for retail shall be recessed similar to original design.
  - h. Increase use of divided lites on windows consistent with Spanish Colonial Revival design
  - i. Utilize a similar tower feature on the north end of Building B along Cesar Chavez to original approved elevation drawing.
  - j. Move pronounced tower feature on Building B completely to the corner of Cesar Chavez Street and Bagdad Avenue.
19. Applicant may use blended concrete tile for the appearance of Spanish Colonial Revival architecture.
20. Stucco walls may consist of a 60/40 sand finish.
21. All roof mounted mechanical equipment shall be view obscured by a parapet wall greater in height than the equipment installed. Ground mounted mechanical equipment shall be view obscured by landscaping or enclosure. Roof Top Unit (RTU) screens shall not satisfy this condition for roof mounted equipment screening.
22. Trash enclosures installed for the project shall be compatible architecturally with the building. The enclosure shall be constructed to Burrtec Waste Management Standards and

an open trellis shall be incorporated on all three proposed trash enclosures.

23. The sign program shall be revised so that cabinet type signs are permitted only as secondary to the individual channel letters advertising a business and that raceway signs are prohibited.

### **Public Realm/Streetscape**

24. The sidewalks along Cesar Chavez Street shall be expanded to provide access and seating into the ground floor commercial spaces with an urban character, and reduced perimeter planter areas, including adjacent to the building edge. Residential units shall provide a new access to the existing sidewalk.
25. Incorporate a minimum 10 foot wide sidewalk along the Bagdad Avenue frontage of the retail space of building B.
26. Expand hardscape area at the right edge of the pedestrian apron on the corner of Bagdad Avenue and Cesar Chavez Street to enhance the pedestrian experience.
27. Incorporate pavers or alternative decorative paving at vehicle entrances at Bagdad Avenue and Tripoli Way consistent with the Pueblo Viejo design theme.
28. Reduce landscape areas directly at the sides of the retail space at Building A and replace with decorative hardscape to accommodate outdoor seating and public engagement areas.

### **General - Engineering**

29. A focused Traffic Analysis (TA) shall be prepared for the project by an appropriately licensed professional engineer. Prior to the preparation of the TA, the engineer shall submit a scoping letter for the TA for the City Engineer's approval. The TA shall include but not limited to identification of trip generation, traffic distribution and impact on existing transportation facilities and at time of General Plan build-out, all relevant, ingress and egress movements, lines of sight, queuing analysis, and alignment studies (preliminary signing and striping plan). Applicant shall obtain approval of site access and circulation from the Fire Marshall.
30. A preliminary soils report shall be prepared for the project by an appropriately licensed professional engineer. At a minimum, the soils report shall provide specific analyses and recommendations for grading, pavement structural sections, and infiltration.

A comprehensive drainage report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain pre- and post-development hydrology maps showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm

event and the runoff from a 100-year storm event shall be contained within basin with shallow ponding (3.5' max.). The basin shall be designed to evacuate a 10-year storm event within 72 hours. The size of the retention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Retention basin shall be provided with a minimum of 2.00 feet sandy soil if determined to contain silt or clay materials. Maximum allowable percolation rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. A combination drywell vertical drain field shall be constructed at all points where runoff enters the retention basin. Drywell & vertical drain field design shall be based on soils borings made at the proposed drywell locations after the retention basins have been rough graded. Minimum depth shall be 45-feet. A log that includes sieve analysis for each strata of the borings shall be submitted to the City Engineer for confirmation of depth of the vertical drain fields. Underground retention under the proposed parking area will be considered as an alternative to surface retention subject to the approval of the City Engineer.

31. Prepare and record necessary drainage easements to implement the project in accordance with drainage law.
32. A storm water quality management plan shall be prepared for the project by California Registered Civil Engineer in compliance with NPDES and State Water Quality Control Board regulations. The project shall be designed to specify preferential use of Low Impact Development Best Management Practices that reduce pollutants and runoff volume.
33. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a WQMP for plan review accompanied by a \$3,000 plan check deposit for approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.
34. The developer shall submit a Fugitive Dust Control and Erosion Control plan in accordance with Guidelines set forth by CMC and SCAQMD to maintain wind and drainage erosion and dust control for all areas disturbed by grading. Exact method(s) of such control shall be subject to review and approval by the City Engineer. No sediment is to leave the site. Additional securities, in bond form, in amount of \$2,000.00 per acre of gross area, and a one-time cash deposit of \$2,000.00 are required to insure compliance with this requirement. No work may be started on or off site unless the PM-10 plan has been approved, the original plans, and executed dust control agreement, are filed in the engineering department at the City of Coachella.
35. Applicant shall submit for review and approval by the City Engineer all documents related to any existing and proposed on-site and off-site easements that may affect the development of the site. All easements shall be identified on the engineering plans.
36. Site access improvements shall be in conformance with the requirements of Title 24 of the California Administrative Code. This shall include access ramps for off-site and on-site streets as required.
37. Applicant shall obtain approval of site access and circulation from Fire Marshall.

- 38. The applicant shall provide necessary utility easements for IID and underground overhead distribution lines within the project boundaries. Applicant shall submit to the City a letter from IID that satisfies this requirement.
- 39. The applicant shall pay all necessary plan check, permit and inspection fees. Fees will be determined when plans are submitted to the City Engineering Department for plan check.

**ROUGH GRADING:**

- 40. Prepare and submit rough grading and erosion control plans for the project.
- 41. The project’s soils engineer shall certify to the adequacy of the grading plan.
- 42. All projects developing one (1) acre or more of total land area, or which are part of a larger phased development that will disturb one acre of land, are required to obtain coverage under the State Water Resources Control Board’s (SWRCB) General Permit for storm water discharges associated with construction activity. Proof of filing a Notice of Intent (NOI) with the SWRCB for coverage under this permit is required. The Waste Discharger’s Identification Number (WDID), issued by the SWRCB, must be shown on the grading plans. The project’s Storm Water Pollution Prevention Plan shall be submitted for the City’s review and approval.

**PRECISE GRADING:**

- 43. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, erosion control, slope easements, and all other pertinent information shall be submitted for review and approval by the City Engineer.
- 44. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
- 45. If applicant is planning to build a wall, separate permits shall be required for wall construction. The maximum height of any wall shall be limited to six (6) feet as measured from an average of the ground elevations on either side.

**STREET IMPROVEMENTS:**

- 46. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for review and approval by the City Engineer. All street improvements including

street lights shall be designed and constructed in conformance with City Municipal Code, General Plan, and Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.

47. Applicant shall construct all off-site and on-site improvements including street pavement, curb, gutter, sidewalk, street trees, perimeter walls, perimeter landscaping and irrigation, storm drain, street lights, and any other incidental works necessary to complete the improvements. Driveways shall conform to City of Coachella standards for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances.

48. Applicant shall construct and dedicate the following streets and street improvements to conform to the General Plan and/or requirements of Traffic Study.

1) Tripoli Way- Public Roadway as shown on the RAC and per these comments shall include the following:

- a. This street is within Pueblo Viejo District Limit with 33.17 feet of right-of-way from Center Line of Street to the West side of the Street. If street widening is included in the project design for street side parking, then additional right-of-way shall be dedicated such that all public parking and public sidewalks are located within dedicated public right-of-way.
- b. Applicant shall install all sidewalk and curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other appurtenances by Pueblo Viejo Design Guidelines as required to the satisfaction of the City Engineer.
- c. Applicant shall construct all appurtenant roadway components on west side of Tripoli Way between 6<sup>th</sup> Street and Bagdad Avenue such as, but not limited to: curb and gutter, sidewalk, Landscaping, Decorative pavers Elements, Decorative Street Lights, ADA ramps, Traffic control striping, legends, Traffic control signs and street name signs to match Downtown Pueblo Viejo Design Guidelines and to the satisfaction of the City Engineer.
- d. Applicant shall underground all existing dry utilities along west side on Tripoli Way Between 6<sup>th</sup> Street and Bagdad Avenue such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.

2) 6<sup>th</sup> Street- Public Roadway as shown on the RAC and per these comments shall include the following:

- a. This street is within Pueblo Viejo District Limit with 75 feet of right-of-way.
- b. Applicant shall install all sidewalk and curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other

appurtenances by Pueblo Viejo Design Guidelines as required to the satisfaction of the City Engineer.

- c. Applicant shall construct all appurtenant roadway components on South side of 6<sup>th</sup> Street between Cesar Chavez Street and Palm Avenue such as, but not limited to: curb and gutter, sidewalk, Landscaping, Decorative pavers Elements, Decorative Street Lights, ADA ramps, Traffic control striping, legends, Traffic control signs and street name signs to match Downtown Pueblo Viejo Design Guidelines and to the satisfaction of the City Engineer.
  - d. Applicant shall underground all existing dry utilities at eastbound lane on 6<sup>th</sup> Street between Cesar Chavez Street and Tripoli Way such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.
  - e. Applicant shall improve Intersection at the Northeast and southeast corners of 6<sup>th</sup> street and Cesar Chavez Street including new ADA ramps, Decorative Crosswalk, Traffic Signal modification (if required), Striping and Landscaping by Pueblo Viejo Design Guidelines and to the Satisfaction of the City Engineer.
  - f. 6<sup>th</sup> Street improvement plans and specifications shall be provided by the City of Coachella to the project applicant and shall include clearly delineated improvements described as Phase II of the ST-130 Pueblo Viejo Sustainable Transportation Project. The City of Coachella shall complete all improvements identified as Phase I and the project applicant shall complete all improvements identified as phase II, which are generally described above, to complete the 6<sup>th</sup> Street urban corridor improvements.
  - g. Include diagonal parking along 6<sup>th</sup> Street to serve project retail units at the direction of the City Engineer. The City Engineer may eliminate the need for diagonal parking if demonstrated by the applicant to be infeasible.
- 3) Bagdad Avenue- Public Roadway as shown on the RAC and per these comments shall include the following:
- a. This street is within Pueblo Viejo District Limit with 30 feet of right-of-way. If street widening is included in the project design for street side parking, then additional right-of-way shall be dedicated such that all public parking and public sidewalks are located within dedicated public right-of-way.
  - b. Applicant shall install all sidewalk and curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other appurtenances by Pueblo Viejo Design Guidelines as required to the satisfaction of the City Engineer.
  - c. Applicant shall construct all appurtenant roadway components on the North side of Bagdad Avenue between Cesar Chavez Street and Tripoli Way such as, but not limited to: curb and gutter, sidewalk, Landscaping, Decorative pavers Elements, Decorative Street Lights, ADA ramps, Traffic control striping, legends, Traffic control signs and street name signs to match Downtown Pueblo Viejo Design Guidelines and to the satisfaction of the City Engineer. Improvements shall include

replacement of the existing ADA ramp at the northeast corner of Cesar Chavez and Bagdad Avenue.

- d. Applicant shall underground all existing dry utilities at westbound lane on Bagdad Avenue between Cesar Chavez Street and Tripoli Way such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.

**SEWER and WATER IMPROVEMENTS:**

49. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
50. Applicant shall construct all off-site and on-site water improvements and any other incidental works necessary to complete the improvements. Size and location of sewer and water improvements shall be approved by the City Engineer.

**PRIOR TO ISSUANCE OF BUILDING PERMITS:**

51. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
52. Prior to issuance of building permits, all required public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed or secured with appropriate sureties to the satisfaction of the City Engineer. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.
53. The applicant's Civil Engineer shall field verify and certify that all BMPs are designed, constructed, and functional in accordance with the approved WQMP.

**PRIOR TO RELEASE OF OCCUPANCY PERMITS/ACCEPTANCE OF PUBLIC IMPROVEMENTS:**

54. Prior to issuance of certificate of occupancy, all public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be

completed to the satisfaction of the City Engineer. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.

### **Landscaping**

55. Final landscaping and irrigation plans shall be submitted to the Development Services Department for review and approval. Said plans shall conform to the landscaping plan submitted as part of the subject Architectural Review, and as conditioned herein. Landscape lighting shall be incorporated. All landscape materials shall be identified on a legend and identified graphically on a landscape plan including planting counts, tree caliper, and planted tree heights.
56. Landscaping and irrigation shall be provided in accordance with Section 17.54.010(J) of the Municipal Code and in accordance with the State Model Water Efficient Landscape Ordinance (AB 1881). Water budget calculations, including the Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU) shall be provided as part of the landscaping and irrigation plan.
57. The proposed landscape shall be in conformance with the City's Landscape Development Guidelines and should include water-efficient plantings as encouraged for the commercial development. A detailed landscape and irrigation plan shall be submitted that addresses landscape requirements for the project site. All landscaping shall fulfill the general requirements of the Coachella Municipal Code Chapter 17.54 as follows:
  - a. Internal landscaping equal to a minimum of five percent 5% of the parking area and driveway area is required and shall be distributed throughout the parking area.
  - b. All landscape planter beds in interior parking areas shall be not less than five (5) feet in width and bordered by a concrete curb not less than six (6) inches nor more than eight (8) inches in height adjacent to the parking surface. The landscaped planter along the north side of the drive-thru lane shall be a minimum of five feet in width.
  - c. Where a drive aisle abuts the side of a parking space a landscaped planter shall separate the parking space from the drive aisle.
  - d. At least one (1) fifteen (15) gallon tree shall be provided within the parking area for every ten (10) parking spaces, with size, height and species acceptable to staff.
  - e. All internal landscape planters shall have permanent and automatic sprinkler or drip irrigation systems.
58. The landscape plan shall be revised to accommodate usable areas at the west side of Building A for residents and the customers of the retail space that allow for greater visibility and consistent with the Pueblo Viejo Revitalization Plan goals for common use spaces. Plant trees in grates on east and west sides of Building A retail space.
59. The Planning Division may request minor substitutions of plant materials or request additional sizing or quantity of materials during plan check.

60. The applicant shall submit, and must obtain approval from the Development Services Director, a letter from a registered landscape architect confirming that landscaping and irrigation have been installed in accordance with the approved plans prior to issuance of a certificate of occupancy. Any damaged, dead or decayed landscaping landscape areas within the remainder of the commercial center shall be replaced per approved landscape plans upon landscape inspection by the Development Services Department and prior to issuance of a certificate of occupancy.
61. The site landscaping shall be maintained in good condition at all times, and the owner or operator of the facility shall be responsible for replacing any damaged, dead or decayed landscaping as soon as practicable, and in accordance with the approved landscape plan. The applicant shall enter into a landscape agreement with the City prior to issuance of a certificate of occupancy to ensure that all proposed landscaping on-site and right-of-way of the project frontage is maintained in a first class conditions.
62. Incorporate Hong Kong Orchid Tree for the parkway shade tree along Cesar Chavez Street and use of California Fan Palm shall be replaced with Date Palm.

**Coachella Valley Water District:**

63. Applicant must comply with Coachella Valley Water District regulations pertaining to irrigation infrastructure protect-in-place practices, relocation or abandonment of infrastructure, if needed.

**Fire Department ([chris.cox@fire.ca.gov](mailto:chris.cox@fire.ca.gov))**

64. Fire Hydrants and Fire Flow: Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering the required fire flow. Based on the application, the largest proposed building is 4500 square feet, assuming construction type VB, with fire sprinklers, therefore the minimum required fire flow is 1000 gallons per minute at 20 psi for 2 hours. Fire hydrant location and spacing shall comply with the fire code. An approved water supply for fire protection during construction shall be made available prior to the arrival of combustible materials on site. Reference 2019 California Fire Code (CFC) 507.5.1, 3312, Appendices B and C.
65. Fire Department Access: Prior to building permit issuance, a fire access site plan shall be approved. Approved vehicle access, either permanent or temporary, shall be provided during construction. CFC 503.1.1, 3310.1 and 503.2.1
66. Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Ref. CFC 503.4.1
67. Phased Construction Access: If construction is phased, each phase shall provide approved access for fire protection prior to any construction. Ref. CFC 503.1
68. Construction Permits: Building construction plans and fuel dispensing plans shall be submitted to the Office of the Fire Marshal for review and approval. Final conditions will be

addressed when these plans are reviewed. A copy of the fuel dispensing plans, approved by Riverside County Environmental Health Department, shall be provided to the Office of the Fire Marshal prior to permit issuance.

69. Fire Sprinkler System: All new commercial structures 3,600 square feet or larger shall be protected with a fire sprinkler system. Ref CFC 903.2 as amended by the City of Coachella.
70. Fire sprinkler system riser shall not be obstructed in any manner. If a system riser is to be concealed by means of a wall, soffit, column, or other building construction, it shall be provided with eighteen (18) inch clearance to each side and to the front of the system riser. Access shall be provided by means of a door with the minimum dimensions two (2) feet six (6) inches in width by six (6) feet eight (8) inches in height from the exterior of the building directly to the riser as approved by the fire code official Ref. RVC Fire IB 06-07.
71. Fire Alarm and Detection System: A water flow monitoring system and/or fire alarm system may be required and determined at time of building plan review. Ref. CFC 903.4, CFC 907.2 and NFPA 72
72. Knox Box and Gate Access: Buildings shall be provided with a Knox Box. The Knox Box shall be installed in an accessible location approved by the Office of the Fire Marshal. Gates installed across access walkways and maintained locked shall be provided with approved Knox equipment. Electric gate operators shall be provided with Knox key switches. Electric gate operators shall also be connected to a remote signal receiver compatible for use with the preemption devices on the Riverside County fire apparatus. The gate shall automatically open upon receiving a remote signaled form the fire apparatus and remain in the fully open position for a minimum of 20 seconds. Ref. CFC 506.1
73. Addressing: All commercial buildings shall display street numbers in a prominent location on the street side of the premises and additional locations as required. Ref. CFC 505.1 and County of Riverside Office of the Fire Marshal Standard #07-01

**Environmental Compliance:**

74. Submit water and sewer plans for approval from Utilities Manager- project required to connect to City public sewer and water system.
75. The project will require a Water Quality Management Plan (WQMP)
76. Project will be required to install 4G Advanced Metering Infrastructure (AMI) meters at the residential services.
77. Backflow devices are required on irrigation meters and all non-residential meters.
78. Water service line Type K Soft Copper Tubing Polywrap-C Blue (6Mil, use applicable size)

79. Prior to acceptance of the first set of plan check, the developer/engineer must submit to the City of Coachella hydraulic model and relevant information clearing fire flow requirements,. The developer will be responsible for needed improvements as determined by the hydraulic model.

**Code Enforcement**

80. Applicant shall maintain fencing and windscreen adequately secured and braced to the satisfaction of the Code Enforcement Manager to deter vandalism and dumping that is regularly occurring on the property prior to construction.

TRIPOLI - AFFORDABLE FAMILY APARTMENTS

Attachment 2



CITY OF COACHELLA  
**TRIPOLI - AFFORDABLE FAMILY APARTMENTS**

## **DESIGN GUIDELINES**

APPLICANT:  
TRIPOLI CIC, LP  
6339 PASEO DEL LAGO  
CARLSBAD, CA 92011  
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760-456-6000

JURISDICTION:  
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CONTACT: Gabriel  
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PREPARED BY:  
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TRIPOLI - AFFORDABLE FAMILY APARTMENTS

TRIPOLI - AFFORDABLE FAMILY APARTMENTS

## **I. INTRODUCTION**

These Design Guidelines are required pursuant to the City of Coachella C-G PUD (General Commercial, Planned Unit Development). This Overlay Zone will provide for a mixed-use development for up to 108 apartments with approximately 4,350 square feet of ground floor commercial uses and urban open space.

The purpose of these Design Guidelines and Development Standards are to provide guidance for development, construction, new buildings, building additions, site work and landscaping. These guidelines will be used in addition to the zoning in establishing permitted uses, activities and development standards.

These guidelines may be amended from time to time. It is the owner's responsibility to be sure they have current Guidelines and have reviewed all applicable sections, ordinances or regulations that may affect any improvements.

The illustrations, photos and exhibits in this document are intended to convey a concept, not detailed construction drawings for construction. The intent of these guidelines are to provide a framework for preparing construction drawings for approval.

In the event of a conflict between these guidelines and any local, state or federal building and zoning codes. The jurisdictional approved documents shall govern.

## **II. PROJECT DESCRIPTION**

The proposed project consists of a mixed-use development on vacant land located on 2.79 acres. The site is in the City of Coachella within a Planned Development (PD) Overlay Zone for a future mixed-use building. The residential affordable apartments will consist of 108 units including twenty-nine (30 ) three-bedroom, fifty-two (51 ) two-bedroom and twenty-seven (27) one-bedroom units for families. The project includes one (1) residential unit for a fulltime onsite manager. The Commercial portion consist of two commercial locations. Building A proposes to build 2,200 sf retail space and will front onto 6<sup>th</sup> Street. Building B proposes to build 2,125 sf of retail space and will be located on the corner of Cesar Chavez and Bagdad Avenue. Building A will be a 3-story structure of wood frame construction with elevators. Building B will be a 3 -story structure of wood frame construction and also include elevators. The project will incorporate green strategies such as low flow water fixtures and drought tolerant/native landscaping. The project will be energy efficient and include solar for power generation. Onsite social services provided to residents at no charge.

A 2,200 sf Community Meeting Room along with Multi-Purpose room will serve the entire project and include a computer lab, kitchen, and leasing office. Laundry facilities will be located in each building. The project will include ADA accessibility and hearing/visually impaired units.

The architectural style utilizes the latest design guidelines from the “Pueblo Viejo Implementation Strategy Plan”. This will consist of private patios and balconies along with tower elements.

### **A. C-G PUD (GENERAL COMMERCIAL PLANNED UNIT DEVELOPMENT) OVERLAY ZONE)**

#### **I. Commercial**

This intent of this zone is to provide for and encourage the orderly development of commercial areas designed to serve the community-wide needs. Such areas provide a wide variety of goods and services and must be consistent with the overall development of the city and its environs. The provisions of this zone intend to ensure that such commerce will be compatible with adjacent, noncommercial development, and to minimize the undesirable effects of heavy traffic, type of activity, and to set forth site requirements.

#### **2. Residential**

The purpose of this chapter is to provide for attractive, planned, residential districts in accordance with the general plan; to provide a means of achieving greater quality, variety and flexibility in residential development on relatively large parcels of land; to encourage more imaginative and innovative design of

projects; to promote more desirable living environments that would not be possible through the strict application of zoning standards; to assist in the development of old or blighted neighborhoods by providing incentives for higher quality multiple residential housing and project design; to require a more efficient use of open space, separation of pedestrian and vehicular traffic and increased project amenities; to insure that such projects will be assets to their surrounding neighborhoods, and safeguards will be required through the conditional use procedure. The overall plan shall provide equivalent or higher standards of development, operation, light, air, safety, convenience and aesthetics, than if developed under the underlying zone.

**B. PROPERTY DEVELOPMENT STANDARDS**

The following Property Development Standards shall apply. Dimensions and standards are minimums, and minor variations may be permitted subject to Planning Director review approval, providing the minimums specified herein are maintained as average minimums.

<b>Setbacks:</b>	
<b>Front Setback</b>	Zero (0) to ten (10) feet from property line.
<b>Minimum Building Height</b>	Three (3) stories or forty (40) feet
<b>Upper Floor Setbacks</b>	Ten (10) foot front setback for stories exceeding four (4) stories.
<b>Allowed Residential Densities</b>	Minimum twenty (20) D.U. per acre/Maximum sixty -five (65) D.U. per acre
<b>Parking:</b>	Residential: 0.5 per one-bedroom, 0.5 per two-bedroom, 0.5 per three-bedroom. Guest parking 0%.
	Retail/Commercial: 40% of 4/1000 sf.
	On-Street parking that is within 500 hundred feet of the main entrance of a development may be utilized to satisfy the requirement for off-street parking.
<b>Unit Size:</b>	1-bedroom 542 sf
	2-bedroom 702 sf
	3-bedroom 932 sf

**Walls and Fences:**

Walls and fences are subject to the regulations set forth in the City of Coachella Zoning Ordinance. Fencing and wall design shall adhere to the parameters described in these Design Guidelines and/or Codes, Covenants and Restrictions.

**Apartment Development:**

Conceptual Site Plan is depicted on Figure 1, Conceptual Floor Plans are depicted on Figure 2, Conceptual Unit Plans are depicted on Figure 3 and Conceptual Elevations are depicted on Figure 4.

**Animal Keeping:**

Consistent with an affordable type of community proposed, pets and animal raising are not permitted.

**C. PARKING REGULATIONS**

All off-street parking shall be in accordance with the regulations set forth by the State of California Density Bonus Law. Parking areas shall be landscaped in accordance with these Design Guidelines.

**D. GENERAL GUIDELINES – PROJECT THEME**

The project is designed as an 100% Affordable Apartment Project whereby the natural character of the site and surroundings are integrated into the community design (Figure 6 Landscape Concept Plan). A landscape theme reminiscent of early California Heritage is used. Landscape themes on 6<sup>th</sup> Avenue will continue the current design associated with the adjacent Pueblo Viejo Villas project and the DPSS building. The property features quality commercial themes along the frontages of the community serving facilities located on Cesar Chavez and 6<sup>th</sup> Street. The project will extend these themes down Tripoli Way and Bagdad with angled parking with landscape pockets. This project will benefit by the Sunline Transit Center which is located on the southeast corner of 4th Street and Cesar Chavez.

**E. PURPOSE AND INTENT**

The purpose and intent of these Design Guidelines is to integrate appropriate planning, architectural and landscape architectural elements within the community and to guide the City of Coachella in the building of the project. The intent of these guidelines is to establish an individual identity, yet blend in with the overall community theme, as well as to blend with the overall community character of Coachella.

These guidelines, together with the other sections of this document, provide the basis of design consistency and serve as an instrument of approval by the City of Coachella Planning Department. This document is used together with the City of Coachella Zoning Ordinance, Building Codes and Planning Regulations that may be amended from time to time. In addition, changes may be made to these guidelines over the life of the project to further enhance the community.

**F. LANDSCAPE DESIGN GUIDELINES**

To reinforce the character of the project, landscape design guidelines for development is set forth in this section, compliment the qualities of the natural environment and surrounding community character. The project incorporates several development standards typical of rural desert communities such as roads without sidewalks, trails and informal landscaping. Public Roads designed to City standards, flow with the

neighborhood and provide continuity. Streetscapes, as well as project entries and key focal points entering the community emulate the character through appropriate signage, landscaping and materials. The project landscape palette complements the themes and character for the City of Coachella.

Adherence to these guidelines helps ensure a quality living environment by creating design continuity throughout the project.

The Landscape Design Guidelines consist of a written summary and graphic exhibits that address the design of typical project elements. All project entry monuments, street scenes, community edges, boundaries and recreation amenities are delineated to further explain the personality of the community. The objectives of the Landscape Design Guidelines are:

- To provide guidance in formulating precise development plans.
- To provide a guide for public agencies, builders, engineers, architects, landscape architects, other professionals and homeowners.
- To provide the City of Coachella assurances that the project develops in accordance with the quality and character proposed in this document.

The Plant Material Guidelines section presents the overall community landscape concept and plant material palette. Information relative to seasonal planting constraints, climate constraints, planting installation, irrigation installation and landscape maintenance are presented as an aid to successful implementation.

## Street Scenes

The street scene guidelines establish street hardscape, furniture, landscape development, as well as a framework for consistency of design. All landscaping construction drawings require approval of the City of Coachella Planning Department.

### **Cesar Chavez “Major Road”**

Primary project Frontage is located along the Western Property Line. This street scene development provides for community commercial elements and serves as an introduction to the Commercial uses. The Cesar Chavez street scene is designed to accommodate pedestrian uses and local traffic from the apartments and Transit Center.

The street tree-planting concept for Cesar Chavez, features a row of trees and sidewalk adjacent to the commercial activity. The area between the sidewalk and residential units will be landscaped with desert planting and decomposed granite. The area adjacent to commercial spaces shall be enhance concrete which reflect a local natural appearance.

### **6<sup>th</sup> Street**

This is a local road that has been enhance and is a primary access to the City facilities. The intent is to encourage visitors to walk along shaded walkways, trellis’s and tree canopies. Elements to be included are landscape planters, interlocking permeable pavers, bike racks, and street trees in planters, benches, sidewalk opening, decorative roadway crossings and trash receptacles.

### **Tripoli Way**

This is a local road intended to complete the circulation between the existing residential and commercial activity to the south to Bagdad Avenue. The roadway has been design to accommodate angled parking which provides character along with landscape pockets in an urban style to reduce traffic speeds and provide for traffic calming. Additional traffic calming measure may be required if undesirable conditions are determined.

### **Bagdad Avenue**

This is a local road intended to connect eastern neighborhoods to Cesar Chavez. The roadway has been design to accommodate angled parking which provides character along with landscape pockets in an urban style to reduce traffic speeds and provide for traffic calming.

**Landscape Planting and Irrigation**

Overall plant material selection for given project areas has compatible drought resistant characteristics wherever possible. Irrigation programming is designed to minimize water application for the entire landscape setting. The limited plant material selections for common landscape areas are contained in the following plant palettes. Plant material not listed may be utilized provided it is appropriate to the intended community character, site conditions and concerns for maintenance.

**COMMUNITY PLANT PALLET**

Botanical Name	Common Name
<b>Trees</b>	
Acacia Aneura	Mulsa
Bauhinia x blakeana	Hong Kong Orchid
Chilopsis L. 'Timeless Beauty'	Desert Willow
Ebenopsis Ebano	Texas Ebony
Ulmus Parvifolia 'Drake'	Drake Elm
Phoenix Dactylifera	Date Palm
<b>Large Shrubs</b>	
Encelia Californica	Brittlebush
Leucophyllum Fruitescens	Texas Ranger
Salvia Leucantha	Mexican Bush Sage
<b>Small Shrubs</b>	
Carex Tumulicola	Foothill Sedge
Dalea Greggii	Trailing Indigo Bush
Dasylyron Wheeleri	Spoon Yucca
Festuca Glauca	Elijah Blue
Nandina 'Compacta'	Dwarf Nandina
Rosa x 'Noare'	Carpet Rose
Stipa Tenuissima	Mexican Feather Grass
<b>Ground Cover</b>	
Decomposed Granite	DG

**Exhibit A - Resolution No. 2022-96****CONDITIONS OF APPROVAL****CONDITIONAL USE PERMIT NO. 351, ARCHITECTURAL REVIEW NO. 22-04****TRIPOLI MIXED-USE PROJECT**

**(Changes to conditions of approval include new language in BOLD and removed language in strike-out)**

**General Conditions**

1. Conditional Use Permit No. 351 and Architectural Review 22-04 shall be valid for 12 months from the effective date of said Planning Commission approvals unless the applicant requests an extension of time and granted by the Planning Commission. The conditional use permit shall expire and shall become void one year following the date on which the conditional use became effective, unless prior to the expiration of one year a building permit is issued and construction is commenced and diligently pursued toward completion, or a certificate of occupancy is issued.
2. The applicant shall defend, indemnify and hold harmless the City of Coachella, its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any project approval or condition of approval of the city concerning this project, including but not limited to any approval or condition of approval or mitigation measure imposed by the City Council or Planning Commission. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the City Attorney, within five days of the effective date of this approval.
3. Within five business days of project approval, the applicant shall submit to the Planning Division a check made payable to the County of Riverside in the amount of \$50 for filing the CEQA Notice. **(City of Coachella submitted this documentation).**
4. All plans, as shown, are considered “conceptual,” subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of the conditional use permit or architectural review. **(City to provide Application and /or Fees)**
5. All plan submittals are the responsibility of the developer; this includes plan submittals to the City of Coachella, the Riverside County Fire Department or to other agencies for whom plan review and approval is required.
6. The working drawings shall include within the first four pages a list of all conditions of approval included in this resolution.

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7. Add electric vehicle infrastructure within the project site and at improved on-street parking areas **per CBC and State requirements.**
8. Add ~~2~~ **1** on-site parking spaces for van pools.
9. The applicant shall ~~work with staff~~ to accommodate an elevator for Building A **and B** if ~~financing for elevator and supporting infrastructure can be identified and incorporated within the development timeframe for the project.~~
10. The applicant or successor in interest shall annex the subject property into the City's Community Facilities District (CFD 2005-1) for City police, fire and paramedic services, prior to issuance of a building permit for the first phase of construction.
11. The applicant or successor in interest shall install "purple pipe" for a future tertiary water distribution system that would serve the irrigation needs of all common areas of the project including perimeter landscaping, entry features and median island planters, and retention basins, subject to review and approval by the City Engineer. ~~The "purple pipe" water lines shall be installed along the entire Avenue 48 street frontage according to City standards.~~
12. Provide secure bicycle parking and storage for apartment tenants and guests (General Plan Community Health and Wellness Element Goal 5).
13. The project shall comply with all applicable codes, laws and regulations, regardless of whether they are listed in these conditions. This includes conformance with the requirements of the adopted U.B.C., U.P.C., U.M.C., N.E.C., including all requirements of the South Coast Air Quality Management District, the Riverside County Fire Department and any requirements by any other agency having jurisdiction on the project.
14. ~~All plans, as shown, are considered "conceptual," subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of Architectural Review No. 21-04, including architectural features, materials, and site layout.~~
14. Applicant shall work with City on a potential location for the City's Art in Public Places program that may include decorative, ornamental or architectural elements commissioned from an artist as an integral aspect of the project structure or site.

**Architectural Design, Character and Massing**

15. All first floor dwelling units **facing the public streets** shall have a ~~front door~~ **rear patio gate** accessible from the Bagdad Avenue, Tripoli Street and Cesar Chavez Street sidewalk areas, with a fenced and patio enclosure ~~adjacent to the sidewalk.~~

16. A lighting exhibit shall be provided for landscape areas and external building lighting. External building lighting shall be decorative in design and be consistent with Spanish Architectural Revival design to the satisfaction of the Development Services Director.
17. Retail ceiling height ~~shall be approximately 15~~ **may be 9'-1"** feet consistent with Pueblo Viejo Revitalization Plan Guidelines.
18. ~~First floor residential level shall be 3 feet above sidewalk level for privacy consistent with the Pueblo Viejo Revitalization Plan Guidelines.~~
18. The applicant shall work with the Development Services Director on project architectural design modifications prior to building permit submittal that include:
- ~~a. Creating sloped window sills consistent with Spanish Colonial Revival design.~~
  - b. Ensuring sufficient window recesses. Proposed foam enhancements around window areas may be removed with sufficient window recesses.
  - c. If window shutters are used they should be sage green or blue in color similar to original elevation design.**
  - d. Painting window edges colors consistent with Spanish Colonial Revival design.
  - e. Corner towers for building A and B shall be modified as follows:
    - ~~i. Bring proposed cornice trim closer to edge of roof tile.~~
    - ii. Balance the design of tower areas between the top of the retail space and bottom of roof cornice trim.
    - iii. Consider a more ridged decorative cornice trim to create more shadows **similar to the top of the proposed retail floor.**
    - iv. Include an enhanced decorative balcony structure at each tower that provides visual focal point from Cesar Chavez Street and 6<sup>th</sup> Street.
    - ~~v. Include a spire or weather vane ornamental feature.~~
  - f. Utilize an alternate color banding at the building base such as terracota color.
  - g. Awnings shall be designed and constructed to support a catenary curve common with Spanish Colonial Revival design to also increase window visibility.
  - ~~h. Enhance the Building B north tower feature with architectural enhancements above 38 foot level~~
  - ~~i. Consider a stucco pattern that encapsulate the tile at the roof gables to create attractive shadow patterns.~~
  - j. Massing on walls between retail windows shall be wider consistent with the original project design and windows for retail shall be recessed similar to original design.**
  - k. Increase use of divided lites on windows consistent with Spanish Colonial Revival design**
  - l. Utilize a similar tower feature on the north end of Building B along Cesar**

**Chavez to original approved elevation drawing.**

**m. Move pronounced tower feature on Building B completely to the corner of Cesar Chavez Street and Bagdad Avenue.**

19. ~~Utilize two piece clay tile roofing with booster tiles on the edges and random mortar packing. The mortar shall packed on 100 percent of the tiles in the first two rows of tiles and along any rake and ridgeline, and packed on 25 percent of the tiles on the remaining field. Mortar packing shall serve as a bird stop at roof edges, The volume of mortar pack to achieve the appropriate thickness shall be equivalent to a 6 inch diameter sphere of mortar applied to reach tile. If the aforementioned roof treatment consistent with Spanish Colonial Revival is demonstrated to be infeasible for the development, the applicant shall propose roofing provides the appearance of Spanish Colonial Revival architecture as demonstrated with boosted roof tiles and mortar packing at roof edges, roof ridges and at boosted tiles to the satisfaction of the Development Services Director. Applicant may use blended concrete tile for the appearance of Spanish Colonial Revival architecture.~~
20. Stucco walls shall ~~may~~ consist of a **60/40 sand 'steel, hand trowel'**, smooth Mission finish and slight undulations (applied during brown coat) and bull-nose corners and edges.
21. All roof mounted mechanical equipment shall be view obscured by a parapet wall greater in height than the equipment installed. Ground mounted mechanical equipment shall be view obscured by landscaping or enclosure. Roof Top Unit (RTU) screens shall not satisfy this condition for roof mounted equipment screening.
22. Trash enclosures installed for the project shall be compatible architecturally with the building. The enclosure shall be constructed to Burrtec Waste Management Standards and an open trellis shall be incorporated on all three proposed trash enclosures.
23. The sign program shall be revised so that cabinet type signs are permitted only as secondary to the individual channel letters advertising a business and that raceway signs are prohibited.

### **Public Realm/Streetscape**

24. The sidewalks along Cesar Chavez Street shall be expanded to provide access **and seating** into the ground floor ~~units~~ **commercial spaces** with an urban character, and reduced perimeter planter areas, **including** adjacent to the building edge. **Residential units shall provide a new access to the existing sidewalk.**
25. ~~Planters with tree grates shall be installed every 17-25 feet and planted with shade trees adjacent to the Cesar Chavez Street to create a separation between the street and pedestrian traffic to the satisfaction of the City Engineer and Development Services Director.~~

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25. Incorporate a minimum 10 foot wide sidewalk along the Bagdad Avenue frontage of the retail space of building B.
26. Expand hardscape area at the right edge of the pedestrian apron on the corner of Bagdad Avenue and Cesar Chavez Street to enhance the pedestrian experience.
27. Incorporate pavers or alternative decorative paving at vehicle entrances at Bagdad Avenue and Tripoli Way consistent with the Pueblo Viejo design theme.
28. Reduce landscape areas directly at the sides of the retail space at Building A and replace with decorative hardscape to accommodate outdoor seating and public engagement areas.

**General - Engineering**

29. A focused Traffic Analysis (TA) shall be prepared for the project by an appropriately licensed professional engineer. Prior to the preparation of the TA, the engineer shall submit a scoping letter for the TA for the City Engineer's approval. The TA shall include but not limited to identification of trip generation, traffic distribution and impact on existing transportation facilities and at time of General Plan build-out, all relevant, ingress and egress movements, lines of sight, queuing analysis, and alignment studies (preliminary signing and striping plan). Applicant shall obtain approval of site access and circulation from the Fire Marshall.
30. A preliminary soils report shall be prepared for the project by an appropriately licensed professional engineer. At a minimum, the soils report shall provide specific analyses and recommendations for grading, pavement structural sections, and infiltration.

A comprehensive drainage report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain pre- and post-development hydrology maps showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from a 100-year storm event shall be contained within basin with shallow ponding (3.5' max.). The basin shall be designed to evacuate a 10-year storm event within 72 hours. The size of the retention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Retention basin shall be provided with a minimum of 2.00 feet sandy soil if determined to contain silt or clay materials. Maximum allowable percolation rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. A combination drywell vertical drain

field shall be constructed at all points where runoff enters the retention basin. Drywell & vertical drain field design shall be based on soils borings made at the proposed drywell locations after the retention basins have been rough graded. Minimum depth shall be 45-feet. A log that includes sieve analysis for each strata of the borings shall be submitted to the City Engineer for confirmation of depth of the vertical drain fields. Underground retention under the proposed parking area will be considered as an alternative to surface retention subject to the approval of the City Engineer.

31. Prepare and record necessary drainage easements to implement the project in accordance with drainage law.
32. A storm water quality management plan shall be prepared for the project by California Registered Civil Engineer in compliance with NPDES and State Water Quality Control Board regulations. The project shall be designed to specify preferential use of Low Impact Development Best Management Practices that reduce pollutants and runoff volume.
33. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a WQMP for plan review accompanied by a \$3,000 plan check deposit for approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.
34. The developer shall submit a Fugitive Dust Control and Erosion Control plan in accordance with Guidelines set forth by CMC and SCAQMD to maintain wind and drainage erosion and dust control for all areas disturbed by grading. Exact method(s) of such control shall be subject to review and approval by the City Engineer. No sediment is to leave the site. Additional securities, in bond form, in amount of \$2,000.00 per acre of gross area, and a one-time cash deposit of \$2,000.00 are required to insure compliance with this requirement. No work may be started on or off site unless the PM-10 plan has been approved, the original plans, and executed dust control agreement, are filed in the engineering department at the City of Coachella.
35. Applicant shall submit for review and approval by the City Engineer all documents related to any existing and proposed on-site and off-site easements that may affect the development of the site. All easements shall be identified on the engineering plans.
36. Site access improvements shall be in conformance with the requirements of Title 24 of the California Administrative Code. This shall include access ramps for off-site and on-site streets as required.
37. Applicant shall obtain approval of site access and circulation from Fire Marshall.
38. The applicant shall provide necessary utility easements for IID and underground overhead

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distribution lines within the project boundaries. Applicant shall submit to the City a letter from IID that satisfies this requirement.

39. The applicant shall pay all necessary plan check, permit and inspection fees. Fees will be determined when plans are submitted to the City Engineering Department for plan check.

**ROUGH GRADING:**

40. Prepare and submit rough grading and erosion control plans for the project.
41. The project's soils engineer shall certify to the adequacy of the grading plan.
42. All projects developing one (1) acre or more of total land area, or which are part of a larger phased development that will disturb one acre of land, are required to obtain coverage under the State Water Resources Control Board's (SWRCB) General Permit for storm water discharges associated with construction activity. Proof of filing a Notice of Intent (NOI) with the SWRCB for coverage under this permit is required. The Waste Discharger's Identification Number (WDID), issued by the SWRCB, must be shown on the grading plans. The project's Storm Water Pollution Prevention Plan shall be submitted for the City's review and approval.

**PRECISE GRADING:**

43. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, erosion control, slope easements, and all other pertinent information shall be submitted for review and approval by the City Engineer.
44. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
- ~~45. Provide and record a reciprocal use and maintenance agreement to assure common ingress and egress and joint maintenance of all common access, parking areas and drives.~~
45. If applicant is planning to build a wall, separate permits shall be required for wall construction. The maximum height of any wall shall be limited to six (6) feet as measured from an average of the ground elevations on either side.

**STREET IMPROVEMENTS:**

46. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for review and approval by the City Engineer. All street improvements including

street lights shall be designed and constructed in conformance with City Municipal Code, General Plan, and Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.

47. Applicant shall construct all off-site and on-site improvements including street pavement, curb, gutter, sidewalk, street trees, perimeter walls, perimeter landscaping and irrigation, storm drain, street lights, and any other incidental works necessary to complete the improvements. Driveways shall conform to City of Coachella standards for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances.

48. Applicant shall construct and dedicate the following streets and street improvements to conform to the General Plan and/or requirements of Traffic Study.

1) Tripoli Way- Public Roadway as shown on the RAC and per these comments shall include the following:

a. This street is within Pueblo Viejo District Limit with 33.17 feet of right-of-way from Center Line of Street to the West side of the Street. If street widening is included in the project design for street side parking, then additional right-of-way shall be dedicated such that all public parking and public sidewalks are located within dedicated public right-of-way.

b. Applicant shall install all sidewalk and curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other appurtenances by Pueblo Viejo Design Guidelines as required to the satisfaction of the City Engineer.

c. Applicant shall construct all appurtenant roadway components on west side of Tripoli Way between 6<sup>th</sup> Street and Bagdad Avenue such as, but not limited to: curb and gutter, sidewalk, Landscaping, Decorative pavers Elements, Decorative Street Lights, ADA ramps, Traffic control striping, legends, Traffic control signs and street name signs to match Downtown Pueblo Viejo Design Guidelines and to the satisfaction of the City Engineer.

d. Applicant shall underground all existing dry utilities **along west side** ~~at southbound lane~~ on Tripoli Way Between 6<sup>th</sup> Street and Bagdad Avenue such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.

2) 6<sup>th</sup> Street- Public Roadway as shown on the RAC and per these comments shall include the following:

a. This street is within Pueblo Viejo District Limit with 75 feet of right-of-way.

b. Applicant shall install all sidewalk and curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other

appurtenances by Pueblo Viejo Design Guidelines as required to the satisfaction of the City Engineer.

- c. Applicant shall construct all appurtenant roadway components on South side of 6<sup>th</sup> Street between Cesar Chavez Street and Palm Avenue such as, but not limited to: curb and gutter, sidewalk, Landscaping, Decorative pavers Elements, Decorative Street Lights, ADA ramps, Traffic control striping, legends, Traffic control signs and street name signs to match Downtown Pueblo Viejo Design Guidelines and to the satisfaction of the City Engineer.
  - d. Applicant shall underground all existing dry utilities at eastbound lane on 6<sup>th</sup> Street between Cesar Chavez Street and Tripoli Way such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.
  - e. Applicant shall improve Intersection at the Northeast and southeast corners of 6<sup>th</sup> street and Cesar Chavez Street including new ADA ramps, Decorative Crosswalk, Traffic Signal modification (if required), Striping and Landscaping by Pueblo Viejo Design Guidelines and to the Satisfaction of the City Engineer.
  - f. 6<sup>th</sup> Street improvement plans and specifications shall be provided by the City of Coachella to the project applicant and shall include clearly delineated improvements described as Phase II of the ST-130 Pueblo Viejo Sustainable Transportation Project. The City of Coachella shall complete all improvements identified as Phase I and the project applicant shall complete all improvements identified as phase II, which are generally described above, to complete the 6<sup>th</sup> Street urban corridor improvements.
  - g. Include diagonal parking along 6<sup>th</sup> Street to serve project retail units at the direction of the City Engineer. The City Engineer may eliminate the need for diagonal parking if demonstrated by the applicant to be infeasible.**
- 3) Bagdad Avenue- Public Roadway as shown on the RAC and per these comments shall include the following:
- a. This street is within Pueblo Viejo District Limit with 30 feet of right-of-way. If street widening is included in the project design for street side parking, then additional right-of-way shall be dedicated such that all public parking and public sidewalks are located within dedicated public right-of-way.
  - b. Applicant shall install all sidewalk and curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other appurtenances by Pueblo Viejo Design Guidelines as required to the satisfaction of the City Engineer.
  - c. Applicant shall construct all appurtenant roadway components on the North side of Bagdad Avenue between Cesar Chavez Street and Tripoli Way such as, but not limited to: curb and gutter, sidewalk, Landscaping, Decorative pavers Elements, Decorative Street Lights, ADA ramps, Traffic control striping, legends, Traffic control signs and street name signs to match Downtown Pueblo Viejo Design Guidelines and to the satisfaction of the City Engineer. Improvements shall include

replacement of the existing ADA ramp at the northeast corner of Cesar Chavez and Bagdad Avenue.

- d. Applicant shall underground all existing dry utilities at westbound lane on Bagdad Avenue between Cesar Chavez Street and Tripoli Way such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.

#### **SEWER and WATER IMPROVEMENTS:**

49. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
50. Applicant shall construct all off-site and on-site water improvements and any other incidental works necessary to complete the improvements. Size and location of sewer and water improvements shall be approved by the City Engineer.

#### **PRIOR TO ISSUANCE OF BUILDING PERMITS:**

51. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
- ~~52. Provide a set of proposed Covenants, Conditions and Restrictions (CC&R) for review and approval. The proposed CC&Rs shall contain the Association's/Owner's maintenance obligations with respect to various facilities including, but not limited to, right-of-way and private landscaping, private streets, sidewalks, utilities, street lights, and Water Quality Management Plan (WQMP) features. The City of Coachella shall be listed as an express third party beneficiary and be reviewed and approved by the City Attorney's office prior to recordation. This document must be submitted to and approved by the City before it is submitted to any other governmental entity.~~
52. Prior to issuance of building permits, all required public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed or secured with appropriate sureties to the satisfaction of the City Engineer. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.
53. The applicant's Civil Engineer shall field verify and certify that all BMPs are designed, constructed, and functional in accordance with the approved WQMP.

#### **PRIOR TO RELEASE OF OCCUPANCY PERMITS/ACCEPTANCE OF PUBLIC IMPROVEMENTS:**

54. Prior to issuance of certificate of occupancy, all public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be

completed to the satisfaction of the City Engineer. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.

### **Landscaping**

55. Final landscaping and irrigation plans shall be submitted to the Development Services Department for review and approval. Said plans shall conform to the landscaping plan submitted as part of the subject Architectural Review, and as conditioned herein. Landscape lighting shall be incorporated. All landscape materials shall be identified on a legend and identified graphically on a landscape plan including planting counts, tree caliper, and planted tree heights.
56. Landscaping and irrigation shall be provided in accordance with Section 17.54.010(J) of the Municipal Code and in accordance with the State Model Water Efficient Landscape Ordinance (AB 1881). Water budget calculations, including the Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU) shall be provided as part of the landscaping and irrigation plan.
57. The proposed landscape shall be in conformance with the City's Landscape Development Guidelines and should include water-efficient plantings as encouraged for the commercial development. A detailed landscape and irrigation plan shall be submitted that addresses landscape requirements for the project site. All landscaping shall fulfill the general requirements of the Coachella Municipal Code Chapter 17.54 as follows:
  - a. Internal landscaping equal to a minimum of five percent 5% of the parking area and driveway area is required and shall be distributed throughout the parking area.
  - b. All landscape planter beds in interior parking areas shall be not less than five (5) feet in width and bordered by a concrete curb not less than six (6) inches nor more than eight (8) inches in height adjacent to the parking surface. The landscaped planter along the north side of the drive-thru lane shall be a minimum of five feet in width.
  - c. Where a drive aisle abuts the side of a parking space a landscaped planter shall separate the parking space from the drive aisle.
  - d. At least one (1) fifteen (15) gallon tree shall be provided within the parking area for every ten (10) parking spaces, with size, height and species acceptable to staff.
  - e. All internal landscape planters shall have permanent and automatic sprinkler or drip irrigation systems.
58. The landscape plan shall be revised to accommodate usable areas at the west side of Building A for residents and the customers of the retail space that allow for greater visibility and consistent with the Pueblo Viejo Revitalization Plan goals for common use spaces. Plant trees in grates on east and west sides of Building A retail space.
59. The Planning Division may request minor substitutions of plant materials or request additional sizing or quantity of materials during plan check.

60. The applicant shall submit, and must obtain approval from the Development Services Director, a letter from a registered landscape architect confirming that landscaping and irrigation have been installed in accordance with the approved plans prior to issuance of a certificate of occupancy. Any damaged, dead or decayed landscaping landscape areas within the remainder of the commercial center shall be replaced per approved landscape plans upon landscape inspection by the Development Services Department and prior to issuance of a certificate of occupancy.
61. The site landscaping shall be maintained in good condition at all times, and the owner or operator of the facility shall be responsible for replacing any damaged, dead or decayed landscaping as soon as practicable, and in accordance with the approved landscape plan. **The applicant shall enter into a landscape agreement with the City prior to issuance of a certificate of occupancy to ensure that all proposed landscaping on-site and right-of-way of the project frontage is maintained in a first class conditions.**
62. Incorporate Hong Kong Orchid Tree for the parkway shade tree along Cesar Chavez Street and use of California Fan Palm shall be replaced with Date Palm.

**Coachella Valley Water District:**

63. Applicant must comply with Coachella Valley Water District regulations pertaining to irrigation infrastructure protect-in-place practices, relocation or abandonment of infrastructure, if needed.

**Fire Department ([chris.cox@fire.ca.gov](mailto:chris.cox@fire.ca.gov))**

64. Fire Hydrants and Fire Flow: Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering the required fire flow. Based on the application, the largest proposed building is 4500 square feet, assuming construction type VB, with fire sprinklers, therefore the minimum required fire flow is 1000 gallons per minute at 20 psi for 2 hours. Fire hydrant location and spacing shall comply with the fire code. An approved water supply for fire protection during construction shall be made available prior to the arrival of combustible materials on site. Reference 2019 California Fire Code (CFC) 507.5.1, 3312, Appendices B and C.
65. Fire Department Access: Prior to building permit issuance, a fire access site plan shall be approved. Approved vehicle access, either permanent or temporary, shall be provided during construction. CFC 503.1.1, 3310.1 and 503.2.1
66. Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Ref. CFC 503.4.1
67. Phased Construction Access: If construction is phased, each phase shall provide approved access for fire protection prior to any construction. Ref. CFC 503.1
68. Construction Permits: Building construction plans and fuel dispensing plans shall be submitted to the Office of the Fire Marshal for review and approval. Final conditions will be

addressed when these plans are reviewed. A copy of the fuel dispensing plans, approved by Riverside County Environmental Health Department, shall be provided to the Office of the Fire Marshal prior to permit issuance.

69. Fire Sprinkler System: All new commercial structures 3,600 square feet or larger shall be protected with a fire sprinkler system. Ref CFC 903.2 as amended by the City of Coachella.
70. Fire sprinkler system riser shall not be obstructed in any manner. If a system riser is to be concealed by means of a wall, soffit, column, or other building construction, it shall be provided with eighteen (18) inch clearance to each side and to the front of the system riser. Access shall be provided by means of a door with the minimum dimensions two (2) feet six (6) inches in width by six (6) feet eight (8) inches in height from the exterior of the building directly to the riser as approved by the fire code official Ref. RVC Fire IB 06-07.
71. Fire Alarm and Detection System: A water flow monitoring system and/or fire alarm system may be required and determined at time of building plan review. Ref. CFC 903.4, CFC 907.2 and NFPA 72
72. Knox Box and Gate Access: Buildings shall be provided with a Knox Box. The Knox Box shall be installed in an accessible location approved by the Office of the Fire Marshal. Gates installed across access walkways and maintained locked shall be provided with approved Knox equipment. Electric gate operators shall be provided with Knox key switches. Electric gate operators shall also be connected to a remote signal receiver compatible for use with the preemption devices on the Riverside County fire apparatus. The gate shall automatically open upon receiving a remote signaled form the fire apparatus and remain in the fully open position for a minimum of 20 seconds. Ref. CFC 506.1
73. Addressing: All commercial buildings shall display street numbers in a prominent location on the street side of the premises and additional locations as required. Ref. CFC 505.1 and County of Riverside Office of the Fire Marshal Standard #07-01

**Environmental Compliance:**

74. Submit water and sewer plans for approval from Utilities Manager- project required to connect to City public sewer and water system.
75. The project will require a Water Quality Management Plan (WQMP)
76. Project will be required to install 4G Advanced Metering Infrastructure (AMI) meters at the residential services.
77. Backflow devices are required on irrigation meters and all non-residential meters.
78. Water service line Type K Soft Copper Tubing Polywrap-C Blue (6Mil, use applicable size)

79. Prior to acceptance of the first set of plan check, the developer/engineer must submit to the City of Coachella hydraulic model and relevant information clearing fire flow requirements,. The developer will be responsible for needed improvements as determined by the hydraulic model.

### **Code Enforcement**

80. **Applicant shall maintain fencing** and windscreen that is adequately secured and braced to the satisfaction of the Code Enforcement Manager ~~shall be constructed within 2 months of project approval~~ to deter vandalism and dumping that is regularly occurring on the property **prior to construction.**



**LEGEND**

- RETAIL
- COMMUNITY
- UNITS
- CIRCULATION
- SUPPORT
- STORAGE/MECH

**PROJECT RESUME**

Building A										
Unit Type	Level 1	Level 2	Level 3	Building Total	Unit Net Area	Total Net Area (sqft)	City Parking Ratio Req.	Density Bonus Parking Ratio Req.	Req'd Parking	
Type 1: 1 BR/1Bath inside corner	2	4	4	10	581	5,810	1	0.5	5	
Type 2: 1 BR/1Bath	1	1	1	3	586	1,758	1	0.5	1.5	
Type 3: 2 BR/1Bath	5	6	6	17	799	13,583	1	0.5	8.5	
Type 4: 3 BR/2Bath	4	5	5	14	1,061	14,854	1	0.5	7	
Total	12	16	16	44		36,005			22	
<b>Amenities</b>										
Retail	1805	0	0			1,805	(4/1000)*40%		2.89	
Laundry	494	0	0			494				
Lobby	762	0	0			762				
Multi-Purpose Room	652	0	0							
Utility/ Storage	891	263	263			1,417				
<b>Sub Total</b>						<b>4,478</b>				
<b>Building A Total (NSF)</b>						<b>40,483</b>			<b>24.89</b>	
<b>Net to Gross Ratio</b>					23%		9,311			
<b>Total Gross Square Feet</b>					<b>49,794</b>					
Building B										
Unit Type	Level 1	Level 2	Level 3	Level 4	Building Total	Unit Net Area	Total Net Area (sqft)	City Parking Ratio Req.	Density Bonus Parking Ratio Req.	Req'd Parking
Type 1: 1 BR/1Bath inside corner	0	1	1	1	3	581	1,743	1	0.5	1.5
Type 2: 1 BR/1Bath	1	3	3	4	11	586	6,446	1	0.5	5.5
Type 3: 2 BR/1Bath	8	9	9	9	35	799	27,965	1	0.5	17.5
Type 4: 3 BR/2Bath	4	4	4	3	15	1,061	15,915	1	0.5	7.5
Total	13	17	17	17	64		52,069			32
<b>Amenities</b>										
Retail	1413	0	0	0			1,413	(4/1000)*40%		2.26
Laundry	338	0	0	0			338			
Lobby	616	594	594	594						
Community Room	1296	0	0	0			1,296	(4/1000)*40%		2.07
Utility/ Storage	592	538	538	538			2,206			
<b>Sub Total</b>							<b>5,253</b>			
<b>Building B Total (NSF)</b>						<b>57,322</b>			<b>36.33</b>	
<b>Net to Gross Ratio</b>					24%		13,757			
<b>Total Gross Square Feet</b>					<b>71,079</b>					
Site Calculations						GSF				
<b>Total GSF Buildings A+B</b>						<b>120,873</b>				
<b>Total Lot Area (Acres)</b>						<b>2.8</b>				
<b>FAR</b>						<b>0.99</b>				
<b>Total Units</b>						<b>108</b>				
<b>Density (DU/A)</b>						<b>38.57</b>				
Unit Types										
<b>Total By Unit Type</b>	27	52	29	108						
<b>Unit Percent %</b>	25%	48%	27%	100%						
Parking Required										
<b>Retail Parking Required</b>	3,218 SF						40% of 4/1000		5.15	
<b>Community Room Parking Required</b>	1,296 SF						40% of 4/1000		2.07	
<b>Residential Parking Required</b>	108 Units						0.5 per Unit		54.00	
<b>Guest Parking Required</b>							0		0.00	
Parking Provided										
<b>On Street Parking Provided</b>									41	
<b>On Site Parking Provided</b>									118	
<b>Surplus</b>									<b>+97.8</b>	



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- LEGEND**
- RETAIL
  - COMMUNITY
  - UNITS
  - CIRCULATION
  - SUPPORT
  - STORAGE/MECH



**Building A | Level 2-3**

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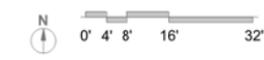
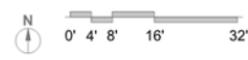


**Building B | Floor Plan**

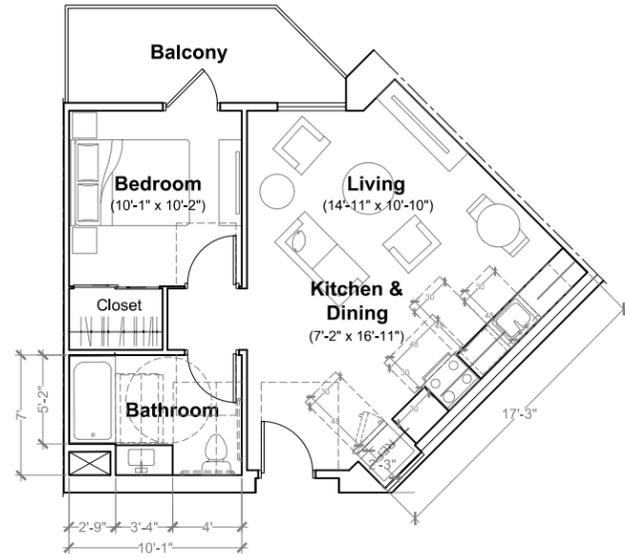


**Building B | Level 2-3**

**Building B | Only at Level 4**



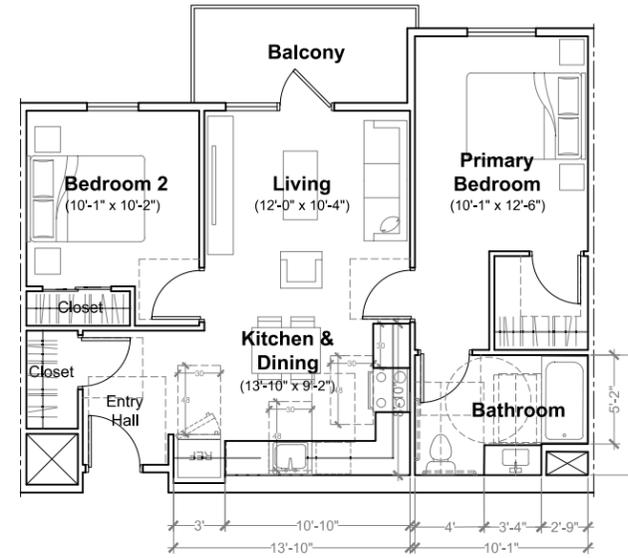
**Unit Types**



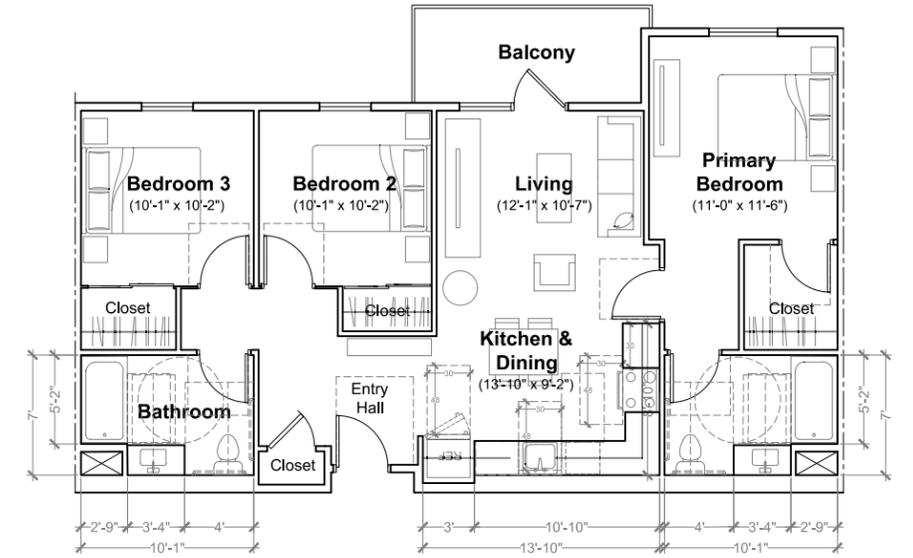
**Unit Type 1**  
 1B - 1-Bedroom Unit  
 1-Bath  
 581 SQ. FT.



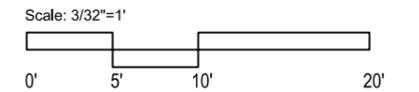
**Unit Type 2**  
 1-Bedroom  
 1-Bath  
 586 SQ. FT.



**Unit Type 3**  
 2-Bedroom  
 1-Bath  
 799 SQ. FT.



**Unit Type 4**  
 3-Bedroom  
 2-Bath  
 1,061 SQ. FT.



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5/12/2021



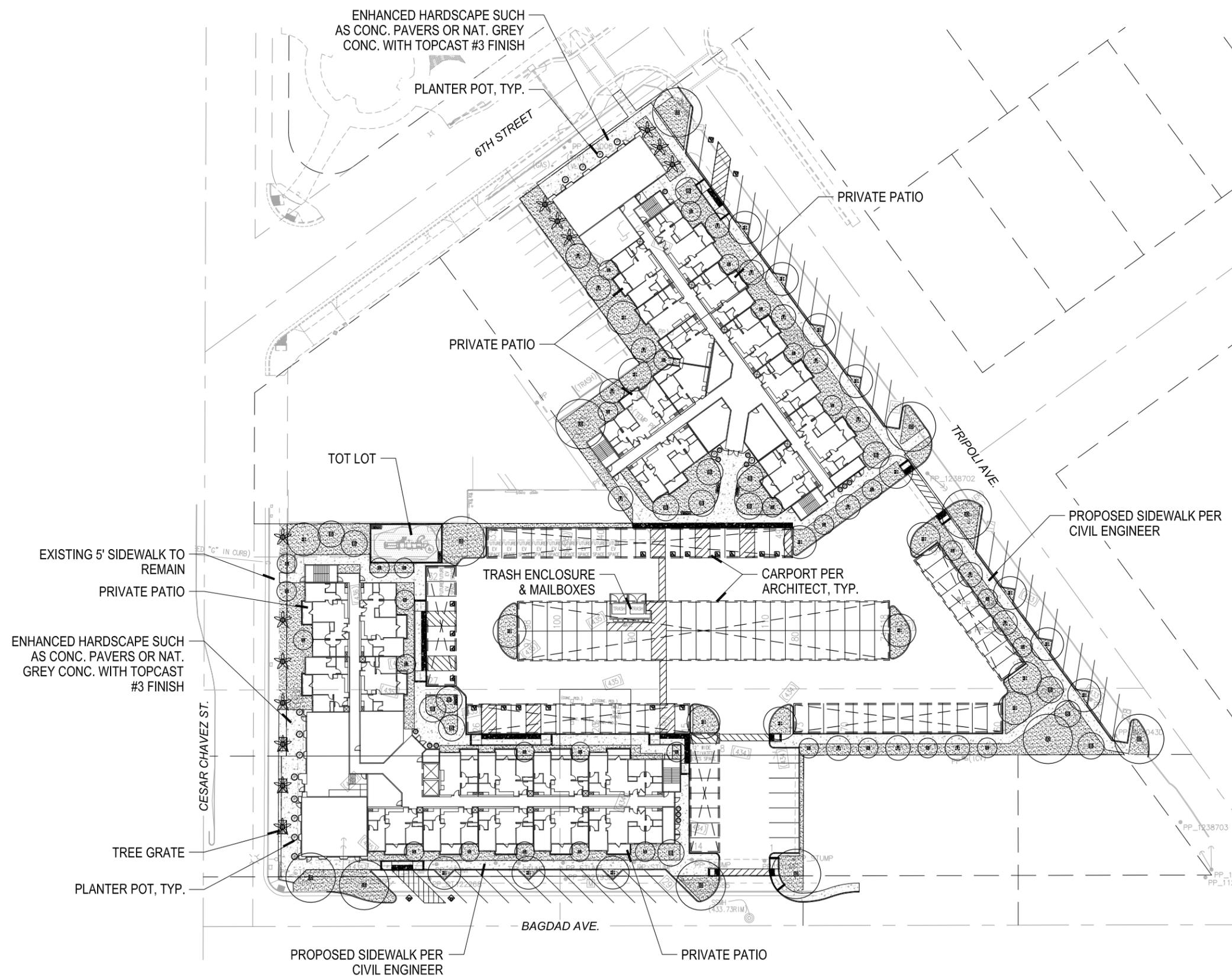






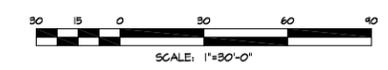


# Attachment 5



**PLANT SCHEDULE**

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ACACIA ANEURA	MULGA	24"BOX	L
	BAUHINIA X BLAKEANA	HONG KONG ORCHID TREE	24"BOX	M
	CHILOPSIS L. 'TIMELESS BEAUTY'	DESERT WILLOW	24"BOX	VL
	EBENOPSIS EBANO	TEXAS EBONY	24" BOX	L
	ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM	24"BOX	M
PALM TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	16' BTH	M
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ACACIA REDOLENS	BANK CATCLAW	5 GAL	VL
	BOUGAINVILLEA X 'OCHLA-LA'	OCHLA-LA BOUGAINVILLEA	5 GAL	L
	LEUCOPHYLLUM F. 'COMPACTA'	COMPACT TEXAS RANGER	5 GAL	L
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	L
GRASSES/GRASS-LIKE PLANTS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	PENNISETUM S. 'CUPREUM'	FOUNTAIN GRASS	5 GAL	L
SUCCULENTS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	AGAVE DESMETTIANA	DWARF CENTURY PLANT	5 GAL	L
	AGAVE X 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL	L
	CALANDRINA SPECTABILIS	PINK CALANDRINA	1 GAL	L
	DASYLIRION LONGISSIMUM	TOOTHLESS DESERT SPOON	5 GAL	VL
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	VL
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
		DECOMPOSED GRANITE	SQ. FT.	



# Attachment 5



**PLANT SCHEDULE**

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ACACIA ANEURA	JULGA	21"BOX	L
	BAUHIA X BLAKEANA	HONG KONG ORCHID TREE	21"BOX	M
	CHILOPSIS L. 'TIMELESS BEAUTY'	DESERT WILLOW	21"BOX	VL
	EBENOPSIS EBAYO	TEXAS EBONY	21" BOX	L
	JULMUS PARVIFLORA 'TRAKE'	DRAKE ELM	21"BOX	M
PALM TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	1' BTH	M
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ACACIA REDOLENS	BANKCATCLAW	5 GAL	VL
	BOUGAINVILLEA X 'CO-LALA'	DO-LA LA BOUGAINVILLEA	5 GAL	L
	LEUCOPHYLLUM F. 'COMFACTA'	COMPACT TEXAS RANGER	5 GAL	L
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	L
GRASSES/GRASS-LIKE PLANTS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	PENISELUM S. CUPREUM	FOUNTAIN GRASS	5 GAL	L
SUCCULENTS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	AGAVE DESMETTIANI	DWAFF CENTURY PLANT	5 GAL	L
	AGAVE X BLUE FLAME	BLUEFLAME AGAVE	5 GAL	L
	CALANDRINA SPECTABILIS	PINK CALANDRINA	1 GAL	L
	DASYLIRION LONGISSIMUM	TOOTHLESS DESERT SPOON	5 GAL	VL
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	VL
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
		DECOMPOSED GRANITE	SQ. FT	

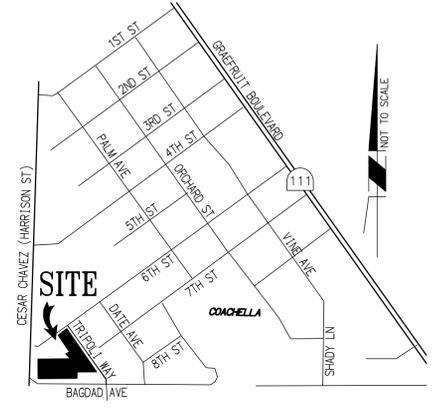
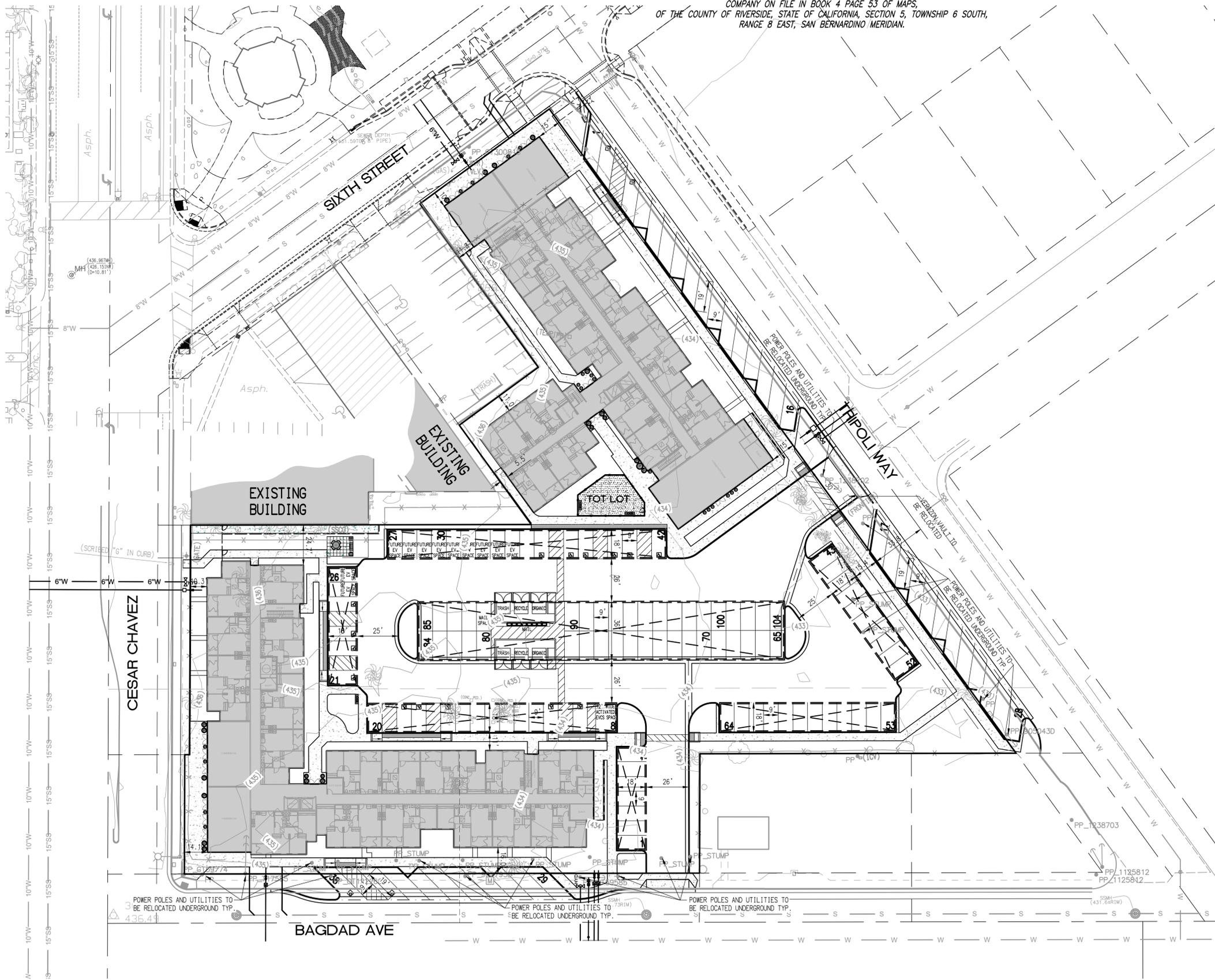


IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# SITE PLAN

PORTIONS OF LOT 11 AS SHOWN BY A MAP OF LANDS OF COACHELLA LAND AND WATER COMPANY ON FILE IN BOOK 4 PAGE 53 OF MAPS, OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SECTION 5, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN.

Attachment 6



**VICINITY MAP**  
NOT TO SCALE

**PROPERTY ADDRESS:**  
51392 CESAR CHAVEZ ST  
COACHELLA, CA 92236

**APNS:**  
778-081-001 & 778-081-003

**PARKING COUNT PER AB2345:**  
MASS TRANSIT IS LOCATED WITHIN 1/2 MILE NORTH ON CESAR CHAVEZ RD FROM THIS PROPERTY. PROJECT IS 100% LOW INCOME AFFORDABLE HOUSING PER AB2345. THE PARKING REQUIREMENT IS 0.5 SPACES PER UNIT.

(108 TOTAL UNITS)

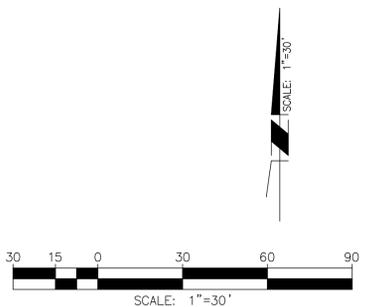
REQUIRED ACCESSIBLE UNITS:	15% OF TOTAL 108 UNITS x 15% = 16 ACCESSIBLE UNITS
REQUIRED ACCESSIBLE PARKING:	1 SPACE PER ACCESSIBLE UNIT 16 ACCESSIBLE SPACES REQUIRED 16 ACCESSIBLE SPACES PROVIDED

TOTAL PARKING REQUIRED	= 54 PARKING SPACES
TOTAL PARKING PROVIDED	= 104 ON-SITE PARKING SPACES
NORMAL PARKING PROVIDED	= 87 NORMAL ON-SITE PARKING SPACES
ADA PARKING PROVIDED	= 16 ON-SITE ADA PARKING SPACES
MAIL PARKING PROVIDED	= 1 ON-SITE MAIL PARKING SPACE
TOTAL OFF-SITE PARKING PROVIDED	= 38 OFF-SITE PARKING SPACES
NORMAL OFF-SITE PARKING PROVIDED	= 34 NORMAL OFF-SITE PARKING SPACES
ADA OFF-SITE PARKING PROVIDED	= 4 ADA OFF-SITE PARKING SPACES

**BUILDING DATA:**

(27) 1 BR/1 BA	542 SF
(51) 2 BR/1 BA	702 SF
(30) 3 BR/2 BA	932 SF

(108 TOTAL UNITS)





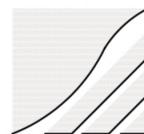
SIXTH STREET



CESAR CHAVEZ

TRIPOLI  
CHELSEA INVESTMENT CORPORATION

SCALE: 1/8" = 1'-0"



THE MCKINLEY ASSOC., INC.  
ARCHITECTURE & PLANNING



**BUILDING A**

**BUILDING DATA**

12 1BR/1BA 542 SQ. FT  
 24 2BR/1BA 702 SQ. FT  
 14 3BR/2BA 932 SQ. FT

50 TOTAL UNITS

**TRIPOLI - BUILDING A  
 FIRST FLOOR BUILDING PLAN  
 CHELSEA INVESTMENT CORPORATION**

SCALE: 1/8" = 1'-0"





TRIPOLI - BUILDING A  
SECOND FLOOR BUILDING PLAN  
CHELSEA INVESTMENT CORPORATION

SCALE: 1/8" = 1'-0"





TRIPOLI - BUILDING A  
 THIRD FLOOR BUILDING PLAN  
 CHELSEA INVESTMENT CORPORATION

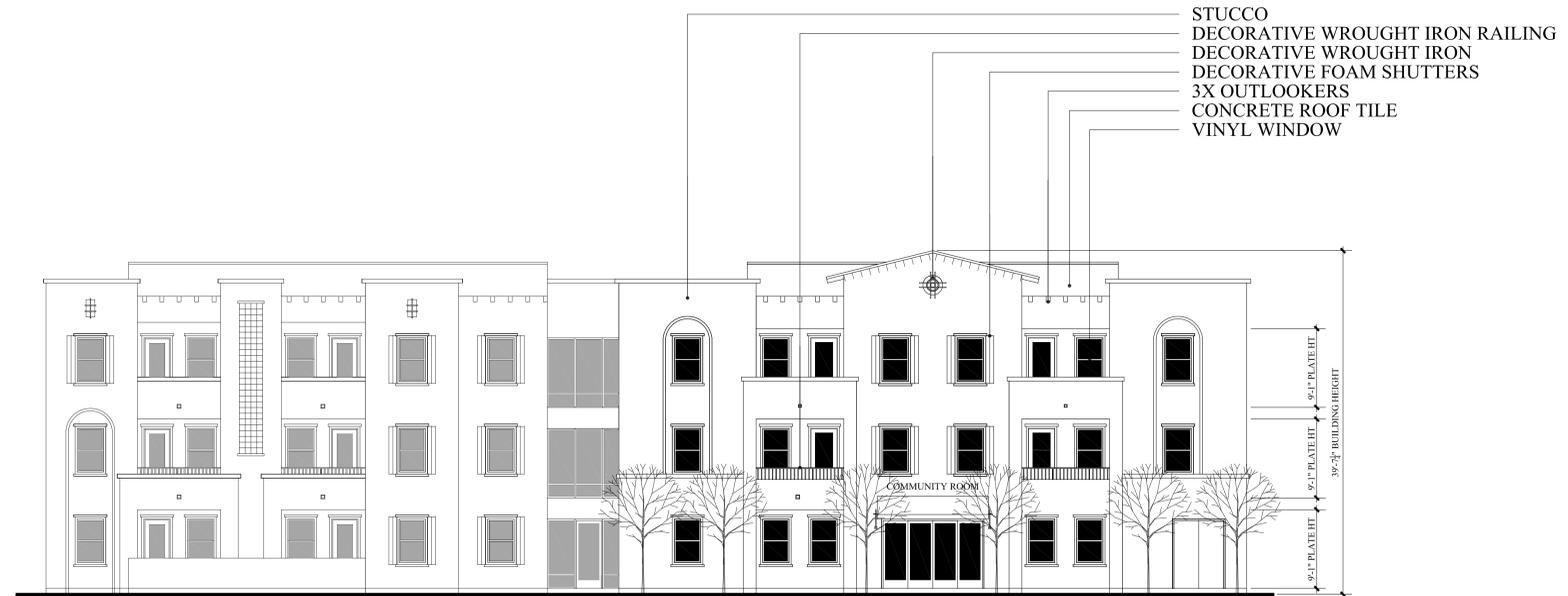
SCALE: 1/8" = 1'-0"



THE MCKINLEY ASSOC., INC.  
 ARCHITECTURE & PLANNING



BUILDING A - NORTH ELEVATION



- STUCCO
- DECORATIVE WROUGHT IRON RAILING
- DECORATIVE WROUGHT IRON
- DECORATIVE FOAM SHUTTERS
- 3X OUTLOOKERS
- CONCRETE ROOF TILE
- VINYL WINDOW

BUILDING A - SOUTH ELEVATION

TRIPOLI - BUILDING A  
 BUILDING ELEVATIONS  
 CHELSEA INVESTMENT CORPORATION

SCALE: 1/8" = 1'-0"



THE MCKINLEY ASSOC., INC.  
ARCHITECTURE & PLANNING



BUILDING A - EAST ELEVATION



BUILDING A - WEST ELEVATION

TRIPOLI - BUILDING A  
 BUILDING ELEVATIONS  
 CHELSEA INVESTMENT CORPORATION

SCALE: 1/8" = 1'-0"



THE MCKINLEY ASSOC., INC.  
ARCHITECTURE & PLANNING



**BUILDING B**

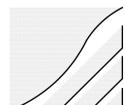
**BUILDING DATA**

15 1BR/1BA	542 SQ. FT
27 2BR/1BA	702 SQ. FT
16 3BR/2BA	932 SQ. FT

58 TOTAL UNITS

**TRIPOLI - BUILDING B  
FIRST FLOOR BUILDING PLAN  
CHELSEA INVESTMENT CORPORATION**

SCALE: 1/8" = 1'-0"



THE MCKINLEY ASSOC., INC.  
ARCHITECTURE & PLANNING



**TRIPOLI - BUILDING B  
SECOND FLOOR BUILDING PLAN  
CHELSEA INVESTMENT CORPORATION**

SCALE: 1/8" = 1'-0"



THE MCKINLEY ASSOC., INC.  
ARCHITECTURE & PLANNING



TRIPOLI - BUILDING B  
 THIRD FLOOR BUILDING PLAN  
 CHELSEA INVESTMENT CORPORATION

SCALE: 1/8" = 1'-0"



THE MCKINLEY ASSOC., INC.  
 ARCHITECTURE & PLANNING



BUILDING B - NORTH ELEVATION



BUILDING B - SOUTH ELEVATION

TRIPOLI - BUILDING B  
 BUILDING ELEVATIONS  
 CHELSEA INVESTMENT CORPORATION

SCALE: 1/8" = 1'-0"



THE MCKINLEY ASSOC., INC.  
ARCHITECTURE & PLANNING

Attachment 6



BUILDING B - WEST ELEVATION



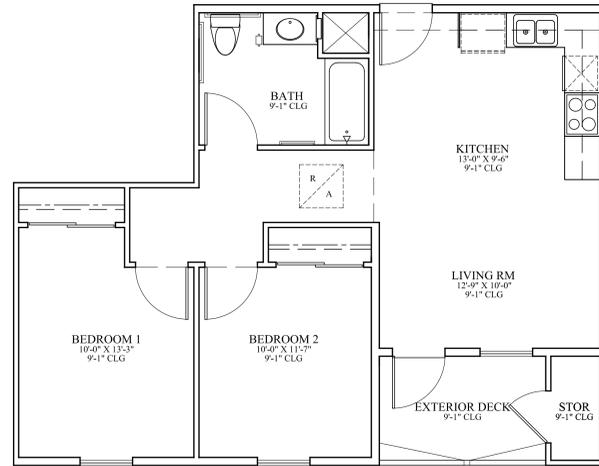
BUILDING B - EAST ELEVATION

TRIPOLI - BUILDING B  
 BUILDING ELEVATIONS  
 CHELSEA INVESTMENT CORPORATION

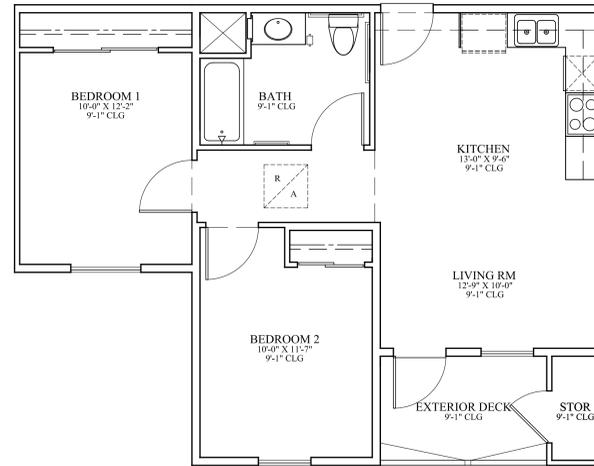
SCALE: 1/8" = 1'-0"



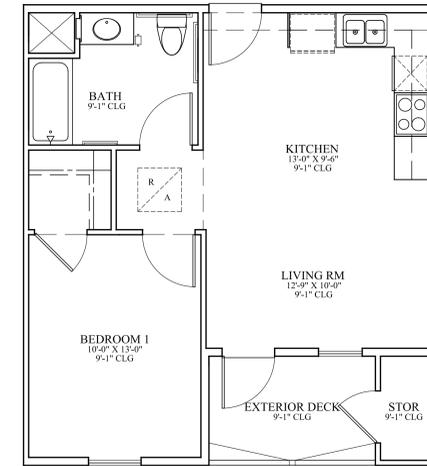
Attachment 6



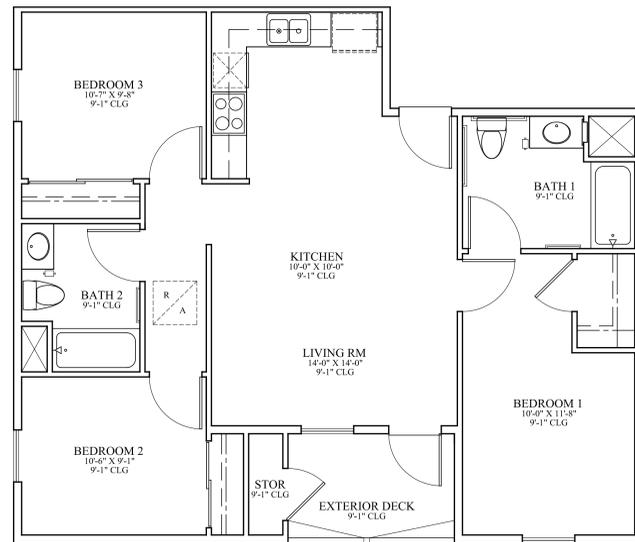
**TWO BEDROOM UNIT B**  
 SCALE: 1/4" = 1'-0"  
 UNIT: 709 SQ. FT.  
 DECK: 60 SQ. FT.  
 STORAGE: 198 CU. FT.



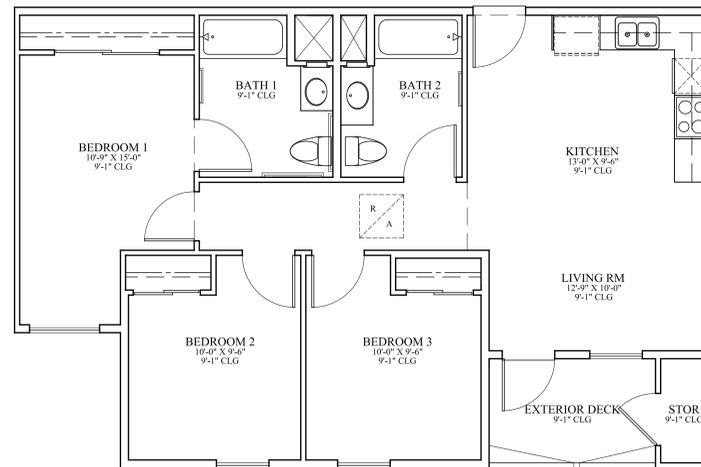
**TWO BEDROOM UNIT A**  
 SCALE: 1/4" = 1'-0"  
 UNIT: 702 SQ. FT.  
 DECK: 60 SQ. FT.  
 STORAGE: 198 CU. FT.



**ONE BEDROOM UNIT**  
 SCALE: 1/4" = 1'-0"  
 UNIT: 542 SQ. FT.  
 DECK: 60 SQ. FT.  
 STORAGE: 198 CU. FT.



**THREE BEDROOM UNIT B**  
 SCALE: 1/4" = 1'-0"  
 UNIT: 965 SQ. FT.  
 DECK: 60 SQ. FT.  
 STORAGE: 135 CU. FT.

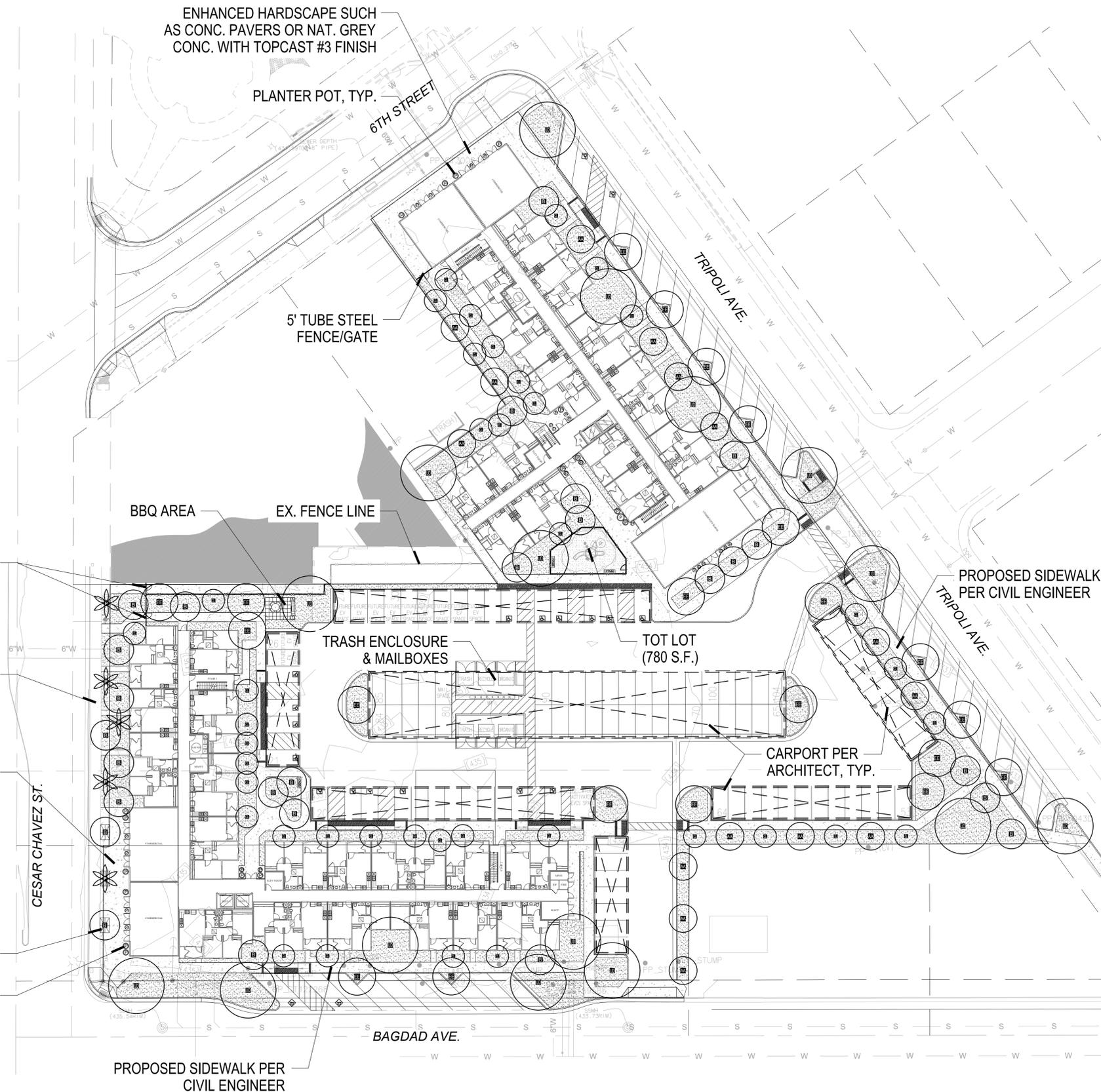


**THREE BEDROOM UNIT A**  
 SCALE: 1/4" = 1'-0"  
 UNIT: 932 SQ. FT.  
 DECK: 60 SQ. FT.  
 STORAGE: 198 CU. FT.

**TRIPOLI  
 UNIT PLANS  
 CHELSEA INVESTMENT CORPORATION**

SCALE: 1/8" = 1'-0"

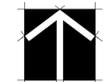




PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ACACIA ANEURA	MULGA	24"BOX	L
	BAUHINIA X BLAKEANA	HONG KONG ORCHID TREE	24"BOX	M
	CHILOPSIS L. 'TIMELESS BEAUTY'	DESERT WILLOW	24"BOX	VL
	EBENOPSIS EBANO	TEXAS EBONY	24" BOX	L
	ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM	24"BOX	M
PALM TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	PHOENIX DACTYLIFERA 'MEDJOOI'	DATE PALM	16' BTH	L
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ACACIA REDOLENS	BANK CATCLAW	5 GAL	VL
	BOUGAINVILLEA X 'OO-LA-LA'	OO-LA-LA BOUGAINVILLEA	5 GAL	L
	LEUCOPHYLLUM F. 'COMPACTA'	COMPACT TEXAS RANGER	5 GAL	L
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	L
GRASSES/GRASS-LIKE PLANTS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	PENNISETUM S. 'CUPREUM'	FOUNTAIN GRASS	5 GAL	L
SUCCULENTS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	AGAVE DESMETTIANA	DWARF CENTURY PLANT	5 GAL	L
	AGAVE X 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL	L
	CALANDRINIA SPECTABILIS	PINK CALANDRINIA	1 GAL	L
	DASYLIRION LONGISSIMUM	TOOTHLESS DESERT SPOON	5 GAL	VL
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	VL
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
		3/4" DECORATIVE PEA GRAVEL (OR LARGER)		SQ. FT.

NOTE: TREE PLANTING HEIGHT A MIN. OF 7'





PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ACACIA ANEURA	MULGA	24"BOX	L
	BAUHINIA X BLAKEANA	HONG KONG ORCHID TREE	24"BOX	M
	CHILOPSIS L. 'TIMELESS BEAUTY'	DESERT WILLOW	24"BOX	VL
	EBENOPSIS EBANO	TEXAS EBONY	24" BOX	L
	ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM	24"BOX	M
PALM TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	PHOENIX DACTYLIFERA 'MEDJOO'	DATE PALM	16' BTH	L
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ACACIA REDOLENS	BANK CATCLAW	5 GAL	VL
	BOUGAINVILLEA X 'OO-LA-LA'	OO-LA-LA BOUGAINVILLEA	5 GAL	L
	LEUCOPHYLLUM F. 'COMPACTA'	COMPACT TEXAS RANGER	5 GAL	L
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	L
GRASSES/GRASS-LIKE PLANTS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	PENNISETUM S. 'CUPREUM'	FOUNTAIN GRASS	5 GAL	L
SUCCULENTS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	AGAVE DESMETTIANA	DWARF CENTURY PLANT	5 GAL	L
	AGAVE X 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL	L
	CALANDRINIA SPECTABILIS	PINK CALANDRINIA	1 GAL	L
	DASYLIRIUM LONGISSIMUM	TOOTHLESS DESERT SPOON	5 GAL	VL
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	VL
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
		3/4" DECORATIVE PEA GRAVEL (OR LARGER)		SQ. FT.

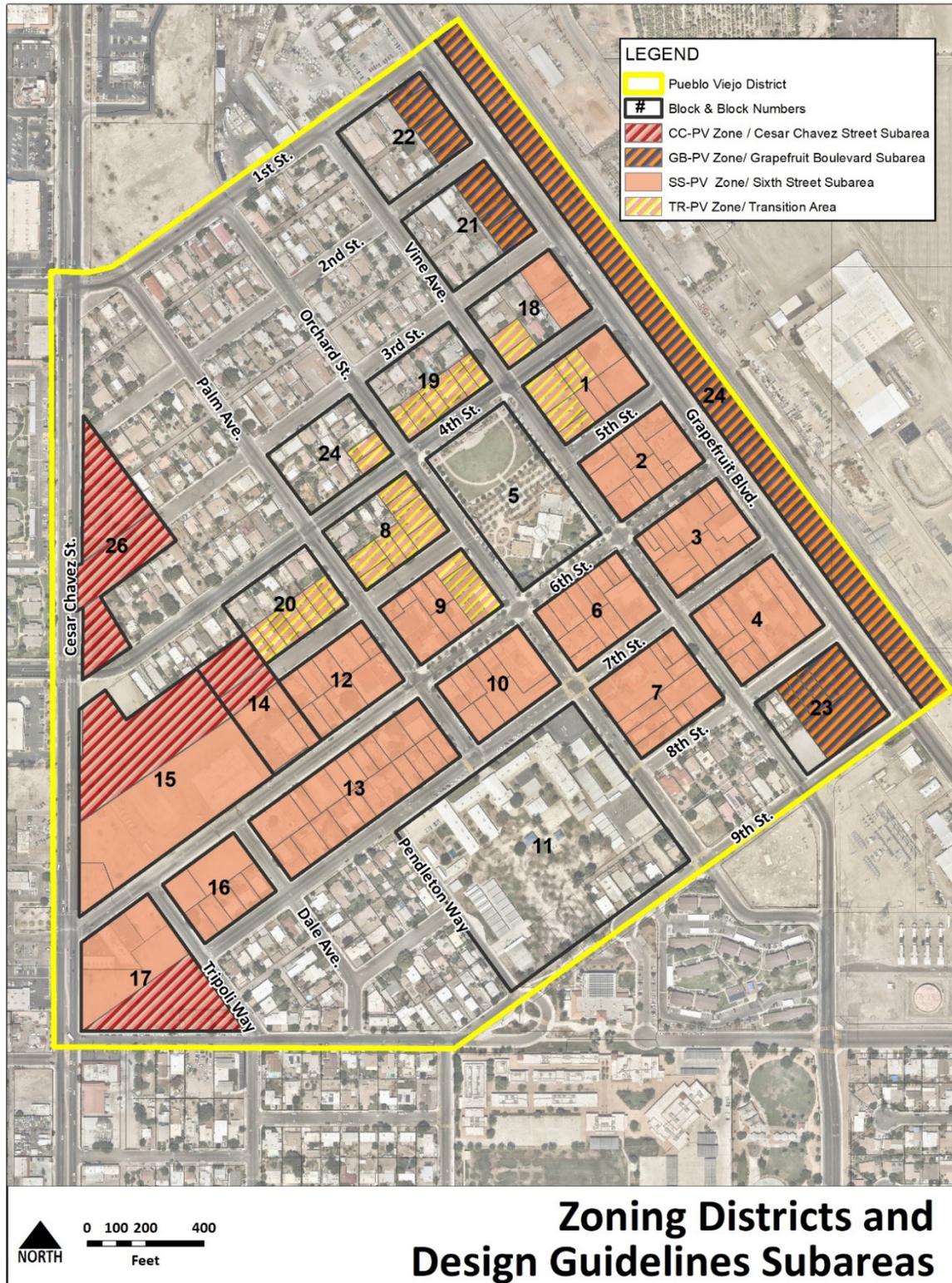
NOTE: TREE PLANTING HEIGHT A MIN. OF 7'





**GB-PV ZONE**

**GB-PV – GRAPEFRUIT BOULEVARD PUEBLO VIEJO ZONE**





## GB-PV ZONE

### 17.25.010 Intent and purpose.

This zone is intended to provide for and encourage the orderly development of the areas of the Pueblo Viejo that borders Grapefruit Boulevard and serve as gateways into the district. The Pueblo Viejo is envisioned as a higher-density downtown area that provides for a wide variety of multi-family residential housing, office, and retail uses. Centered around a mixed-use core, this zone encourages future mixed-use development, but recognizes the need to support existing uses previously allowed under the C-G General Commercial Use and M-S Manufacturing Service zones. This zone provides for an orderly transition to higher intensity development, defined as the Downtown Center in the city's General Plan. While encouraging pedestrian-friendly connections and safe multi-modal access, this zone recognizes current automobile-oriented uses, but allows for flexibility in reducing parking requirements, maintaining existing historical automobile-oriented architectural character along Grapefruit Boulevard and retrofitting existing development as market-demands call for new, innovative and/or higher intensity development styles.

### 17.25.020 Summary of District Regulations

The following summary table shall not be a substitute for the specific language of each part of this section. Any language and interpretation of that language shall supersede the information contained within this summary table.

Permitted / Conditional / Temporary Use Summary	Multi-family Residential, Mixed-Use, Commercial, Retail, Service, limited Manufacturing, Surface Parking, Parking Structures (see 17.29.030 Uses)
Architectural Review Required	Yes
Applicable Architectural Guidelines	Pueblo Viejo Design Guidelines
General Building Types Allowed	Multi-story Residential, Mixed-Use, Retail, Office
Minimum Building Height	Two (2) stories or thirty-five (35) feet
Front Setback	Zero (0) to ten (10) feet from property line except for where adjoining zoning is residential, then front setback shall be of equal depth to the average of the required front-yards of the adjoining residential zone
Upper Floor Setbacks	Additional five (5) foot setback for each story on buildings adjacent to a single-family residential zone.
Allowed Residential Densities	Minimum twenty (20) D.U. per acre/Maximum sixty-five (65) D.U. per acre
Allowed office/Commercial/Retail Intensities	Minimum FAR 0.5. Maximum FAR 3.0
Maximum Block Size	The integrity of existing blocks shall be maintained
Minimum Lot Area	Five Thousand (5,000) square feet
Minimum Lot Depth	None
Minimum Lot Frontage	None
Minimum Lot Frontage Coverage	One hundred (100) percent.



## GB-PV ZONE

Encroachment for Colonnades or Arcades Allowed	Yes, except for Grapefruit Boulevard. Subject to encroachment permit. Maximum encroachment six (6) foot minimum clearance to curb line.
Housing Affordability Requirements	Yes
Public Open Space Requirements	Ten (10) percent for developments over ½ acre
Minimum Residential Exclusive Use Common Space	One hundred and fifty (150) square feet
Minimum Residential Common Space	10 square feet per unit or 1000 square feet, whichever is greater.

### 17.25.030 Uses.

Uses are classified according to the 2017 North American Industry Classification System (NAICS). The NAICS use most associated with the actual use (not necessarily the uses primary NAICS code) shall be used to determine use. Additional uses are defined by the City of Coachella and located within the definitions under Chapter 17.06 of this ordinance. The Planning Director or their designee may re-classify uses based upon the most appropriate use under this section based upon this section's intent and purpose. Appeals of the Planning Director's decision may be made to the Planning Commission.

#### A. Permitted Uses

1. Activities Related to Real Estate
2. Alcoholic Beverage Sales (For Off-Premise Consumption)
3. Amusement Arcades (Indoor)
4. Animal Hospitals and Veterinary Services (No Outdoor Facilities)
5. Antique Dealers and Shop
6. Appliance Repair and Maintenance
7. Art and Architecture Supply Shops and Studios
8. Art Dealers
9. Automobile Parts and Accessories Stores
10. Automobile Service Station
11. Automotive Equipment Rental and Leasing
12. Automotive Repair and Maintenance
13. Beer and/or Winemaking Supply Retail Stores
14. Business Professional, Labor, Political and Similar Organizations
15. Business Service Centers
16. Candle Shops
17. Caterers
18. Civic and Social Organizations
19. Clothing and Clothing Accessories Stores
20. Collectors Shops
21. Combined Live/Work Dwellings
22. Computer Systems Design and Related Services
23. Consignment Shops
24. Consumer Goods Rentals



## GB-PV ZONE

25. Cosmetics, Beauty Supplies and Perfume Stores
26. Dance Halls
27. Child Day Care Centers
28. Diet and Weight Reducing Centers
29. Drug Stores or Retail Pharmacies
30. Dry-Cleaning and Laundry Services (Except Linen and Uniform Supply and Industrial Launderers)
31. Educational Services
32. Electronic and Precision Equipment Repair and Maintenance
33. Electronics and Appliance Stores
34. Emergency Services Stations (Including Police and Fire)
35. Employment Services
36. Finance and Insurance Retail Establishments (No Distribution and/or Telephone Call Centers)
37. Fitness and Recreational Sports Centers
38. Flag and Banner Shops
39. Florist Shops
40. Food Service Contractors
41. Footwear and Leather Goods Repair
42. Fruit and Vegetable Markets
43. Funeral Homes and Funeral Services
44. General Rental Centers
45. Grantmaking and Giving Services
46. Hair, Nail and Skin Care Services (Including Barber Shops and Beauty Salons)
47. Hardware Stores
48. Health and Personal Care Stores
49. Home Furnishing Stores
50. Home Health Care Services
51. Home Security Equipment Stores
52. Hotels, Resort Hotels and Motels
53. Household Furniture or Stores
54. Independent Artists, Writers and Performers
55. Information
56. Interurban and Rural Bus Transportation
57. Investigation and Security Services (Except Locksmiths)
58. Jewelry and Silverware Manufacturing
59. Jewelry Repair Shops
60. Jewelry, Luggage and Leather Goods Stores
61. Laboratory, Research
62. Laboratory, Support
63. Libraries and Archives
64. Locksmiths
65. Meat, Fish and Seafood Markets (No On-Site Slaughtering)
66. Medical and Diagnostic Laboratories
67. Motorcycle and ATV Dealers
68. Office Administrative Services
69. Office Machinery and Equipment Rental and Leasing



## GB-PV ZONE

70. Office Machinery Equipment Rental and Leasing
71. Office Supplies, Stationary and Gift Stores
72. Office, Professional
73. Offices of Lessors of Other Real Estate Property
74. Offices of Agents and Managers of Artists, Athletes, Entertainers and Other Public Figures
75. Offices of Business Support Services (Except Collection Agencies, Repossession Services, Telephone Answering Services and Telemarketing Bureaus and Other Contact Centers)
76. Offices of Construction Industries
77. Offices of Dentists
78. Offices of Finance and Insurance
79. Offices of Lessors of Nonresidential Buildings (Except Mini-warehouses)
80. Offices of Lessors of Residential Buildings and Dwellings
81. Offices of Management of Companies and Enterprises
82. Offices of Motion Picture and Video Industries
83. Offices of Newspaper, Periodical, Book and Directory Publishers
84. Offices of Other Health Care Practitioners
85. Offices of Physicians
86. Offices of Professional, Scientific and Technical Services (Other Than Testing Laboratories and Scientific Research and Development Services)
87. Offices of Promoters of Performing Arts, Sports and Similar Events
88. Offices of Real Estate Agents and Brokers
89. Offices of Software Publishers
90. Optical Goods Stores
91. Other Building Materials Dealers Retail Stores (Except Lumber Stores, Fencing Dealers, Garage Door Dealers and Prefabricated Building Dealers – No Construction or Trade Services Permitted)
92. Other Personal and Household Goods Repair and Maintenance
93. Other Personal Care Services Including Day Spas, Depilatory or Electrolysis Salons, Salons, Saunas, Ear Piercing Services, Steam or Turkish Baths, Hair Replacement or Weaving Services, Tanning Salons, Massage Parlors, Tattoo Parlors or Permanent Makeup Salons
94. Paint and Wallpaper Stores
95. Parcel Delivery Services
96. Pet and Pet Supply Stores
97. Pet Care Services (Except Animal Shelters, Outdoor Boarding Services, Outdoor Catteries, Dog Pounds, Guard Dog Training Services and Outdoor Kennels)
98. Photographic Services and Photofinishing
99. Post Services
100. Recreational or Youth Sports Teams
101. Religious Goods Store
102. Religious Institution
103. Residential, Multi-Family
104. Restaurants, Delicatessens, and Other Eating Establishments (No Drive-Thru Permitted)
105. Retail Bakeries



## GB-PV ZONE

106. Reupholstery and Furniture Repair
107. Social Advocacy Organizations
108. Sound Recording Industries
109. Specialty Food Stores (No On-Site Slaughtering)
110. Sporting Goods, Hobby, Musical Instrument, Toy and Book Stores
111. Supermarkets and Other Grocery Stores
112. Tailor and Alterations Stores
113. Theaters and Auditoriums
114. Thrift Shops
115. Tourist Information Centers
116. Travel Arrangement and Reservation Services
117. Trophy (Including Awards and Plaques) Shops
118. Urban Transit Systems
119. Vocational Rehabilitation Services

### B. Conditional Uses

The following uses may be allowed by administrative approval of the Planning Director or their designee based upon their overall impact and compatibility with the intent and purpose of the zoning district. Conditional uses are subject to Chapter 17.74 of this ordinance.

1. Adult Novelty Stores
2. New Car Dealers
3. Used Car Dealers
4. Bed and Breakfast Inns
5. Billiard and Pool Halls
6. Blind and Shade Manufacturing
7. Blood and Organ Banks
8. Bowling Centers
9. Cannabis Retail Establishment
10. Chocolate Confectionary Manufacturing
11. Coffee and Tea Manufacturing
12. Commercial and Industrial Machinery and Equipment (Except Automotive and Electronic) Repair and Maintenance
13. Commercial and Industrial Machinery and Equipment Rental and Leasing (Except Construction, Mining, Forestry Machinery and Equipment Rental and Leasing, Office Machinery and Equipment Rental and Leasing, and Commercial Air, Rail and Water Transportation Equipment Rental and Leasing)
14. Community Gardens
15. Convenience Stores with Gas Stations
16. Dairy Product Manufacturing
17. Distribution Centers
18. Drinking Places
19. Drive-Thru Windows
20. Electric Lighting Equipment Manufacturing
21. Emergency Shelters



## GB-PV ZONE

22. Equipment Sales, Rental and Storage
23. Freight Transportation Arrangement
24. General Warehousing and Storage (Except of Noxious, Explosive or Dangerous Materials)
25. Grain and Bakery Products
26. Home and Garden Equipment Repair and Maintenance
27. Household and Institutional Furniture and Kitchen Cabinet Manufacturing
28. Mattress Manufacturing
29. Microbreweries, Wine Tasting Facilities and Micro-Distilleries
30. Museums, Historical Sites, and Similar Institutions (Except Zoos)
31. Non-Chocolate Confectionery Manufacturing
32. Office Supplies (Except Paper) Manufacturing
33. Outpatient Care Centers
34. Parking Lots
35. Parking Structures
36. Performing Arts Companies
37. Printing
38. Public Utility Substations and Storage Buildings
39. Recycling Center, Neighborhood Only
40. Scenic and Sightseeing Transportation, Land
41. Scientific Research and Development Services
42. Services to Buildings and Dwellings
43. Sign Manufacturing
44. Soft Drink and Ice Manufacturing
45. Sporting and Athletic Goods Manufacturing
46. Telephone Call Center
47. Telephone Exchanges and Switching Equipment
48. Testing Laboratories
49. Tobacco, E-Cigarette, Vapor Accessories, Smoking Accessories or Hookah Shops and Lounges
50. Water and Gas Company Service Facilities

### C. Accessory Uses

The following uses shall constitute accessory uses and are subject to administrative approval of the Planning Director or their designee. Accessory uses in this section may require additional permitting, in addition to zoning approval under this chapter.

1. Arcades (Shade Structures)
2. Canopies
3. Carports
4. Community Gardens
5. Fuel Service Stations
6. Nurseries, Garden Center and Farm Supply Stores
7. Outdoor Dining Areas
8. Parking Lots



## GB-PV ZONE

9. Residential, Proprietor/Caretaker Dwelling Unit
10. Retail Distribution of Products Manufactured on Premises
11. Tree Nut Farming

### D. Temporary Uses

The following uses constitute temporary uses and are subject to administrative approval of the Planning Director or their designee. Temporary uses in this section may require additional permitting, in addition to zoning approval under this chapter.

1. Flea Markets/Swap Meets, Temporary Location, Direct-Selling
2. Outdoor Dining Areas
3. Outdoor Sales Areas

### E. Prohibited Uses

The following uses are expressly prohibited within this zone and are considered incompatible with the intent and use of this zone. An applicant may file an administrative appeal with the Planning Director or their designee for re-classification.

1. Animal Hospitals and Veterinary Services (with Outdoor Facilities)
2. Archery or Shooting Ranges
3. Campgrounds
4. Cemeteries and Crematories
5. Communications and Microwave Installations
6. Communications Equipment Manufacturing
7. Community Food and Housing, and Emergency and Other Relief Services
8. Computer and Peripheral Equipment Manufacturing
9. Continuing Care Retirement Communities and Assisted Living Facilities for the Elderly
10. Converted Paper Product Manufacturing
11. Facilities Support Services
12. Footwear Manufacturing
13. Refrigerated Warehousing and Storage (Except of Noxious, Explosive or Dangerous Materials)
14. Gambling Industries
15. General Medical and Surgical Hospitals
16. Glass and Glass Product Manufacturing
17. Golf Courses and Country Clubs
18. Household Appliance Manufacturing
19. Leather and Allied Product Manufacturing (Except Footwear and Leather and Hide Tanning and Finishing)
20. Lessors of Mini-warehouses and Self-Storage Units
21. Manufacturing of Reproducing Magnetic and Optical Media
22. Medical Equipment and Supplies Manufacturing



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23. Miniature Golf Courses
24. Mobile Food Services
25. Mobile Homes, Provided They Are Kept Mobile and Licensed Pursuant to State Law, When Used for Construction Offices and Caretaker's Quarters on Construction Sites for the Duration of a Valid Building Permit
26. Musical Instrument Manufacturing
27. Navigational, Measuring, Electro-Medical and Control Instruments Manufacturing
28. Nursing Care Facilities
29. Office Furniture (Including Fixtures) Manufacturing
30. Optical Instrument and Lens Manufacturing
31. Other Ambulatory Health Care Services
32. Other Residential Care Facilities
33. Other Support Services
34. Photographic and Photocopying Equipment Manufacturing
35. Printing Machinery Equipment Manufacturing
36. Psychiatric and Substance Abuse Hospitals
37. Remediation and Other Waste Management Services
38. Residential Intellectual and Developmental Disability, Mental Health, and Substance Abuse Facilities
39. Residential, Accessory Dwelling Unit
40. Residential, Single-Family
41. Riding Stables
42. Rooming and Boarding Houses, Dormitories and Worker's Camps
43. Scale and Balance Manufacturing
44. Semiconductor and Other Electronic Component Manufacturing
45. Services to Buildings and Dwellings
46. Sign Manufacturing
47. Signs, On-Site Advertising
48. Specialty Hospitals (Except Psychiatric and Substance Abuse)
49. Spectator Sports
50. Waste Collection
51. Waste Treatment and Disposal

### 17.25.040 Property Development Standards.

#### A. Architectural Guidelines

1. All development within this zoning district is subject to architectural review as set forth in Chapter 17.72 of this ordinance.
2. All property within this zone shall be subject to the Pueblo Viejo Design Guidelines as the governing architectural guidelines for the zone.



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### B. Building Types

1. Mixed-Use
  - a. Mixed-use may be oriented in a horizontal and/or vertical development pattern if uses are integrated within the same block.
  - b. Residential uses may be allowed on the first floor of a building provided all the following are met:
    - i. the first-floor height meets requirement (C)(2) of this part;
    - ii. the first floor must be reconfigurable to accommodate a transition to non-residential uses in the future;
    - iii. Residential first floor development floor height must be elevated at least three (3) feet above the sidewalk plane to provide for privacy for residents.
    - iv. No ownership tenure is allowed for first-floor residential use.
  - c. The Planning Director or their designee may waive the requirements of section (B)(2) of this part above except for section (B)(2)(c) of this part.
  - d. Integrated horizontal mixed-use development must include a mix of at least two (2) uses including one use being residential.
2. The lower floor of proposed parking garages that face or partially face any street must include usable commercial space and are required to follow the design guidelines for parking garages.
3. All uses, except for outdoor dining, nurseries, tree-nut farming, parking, and other conditional or temporary outdoor uses permitted in section 17.23.030 shall be conducted entirely within a completely enclosed building.
4. Nurseries must be completely screened from view on all sides. See (I) of this section for screening and fencing requirements.
5. New buildings, that are of only one story and meet only the minimum height criteria of this zone, must be built to structurally support future vertical expansion as market forces may command expansion or reuse as not to inhibit intensification of this zone as envisioned by the General Plan except:
  - a. Flex Buildings. Flex buildings shall meet all other applicable criteria of this section and in addition:
    - i. May contain singularly or in combination, industrial, commercial, retail or service uses.
    - ii. Must provide for reconfigurable interior spaces and partitions to suit the needs of current and future uses.
    - iii. Must adhere to the design guidelines and incorporate surrounding architectural styles, character and/or elements that creates a unique contribution to the Pueblo Viejo District.

### C. Building Orientation

1. Buildings shall be oriented towards the street and engage the public realm.
2. Corner lots shall be oriented towards both streets with building entrances encouraged to be oriented towards the corner.
3. Non-residential entrances must be located at the level of the sidewalk plane.



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### D. Height, Massing and Articulation

1. Building height must be a minimum of two (2) usable stories or twenty-five (25) feet.
2. the first floor must be a minimum of fifteen (15) feet in height to accommodate modern commercial and retail activities, even if the initial use is residential in nature.
3. Buildings that are not two (2) floors or more in height must utilize a faux floor style on the exterior façade to give the visual appearance of more than one story.
4. All buildings shall incorporate articulation and façade treatments as outlined in the applicable design guidelines for this zone.
5. All buildings exceeding four stories in height shall require a minimum ten (10) foot additional front setback (including corner lots) for stories above the fourth story to reduce overall massing and impact on the street.
6. An additional five (5) foot setback for every story shall be required on all building faces adjacent to a single-family residential zone.
7. All buildings must include articulation a minimum of every fifty (50) feet on all facades to break the vertical plane and provide visual interest for pedestrians.
8. All buildings must utilize four-sided architecture in which all facades must receive architectural treatment and meet all requirements of this section and the design guidelines.

### E. Density and Lot Size Requirements

1. Development should comply with the allowed development intensities of the General Plan, which include:
  - a. Residential: A minimum of twenty (20) and maximum of sixty-five (65) dwelling units per acre
  - b. office/Commercial/Retail: Floor Area Ratio of a minimum of 0.5 FAR to a maximum of 3.0 FAR.
2. Minimum Lot Area: Five thousand (5,000) square feet.
3. Minimum Lot Depth: None.
4. Minimum Lot Frontage: One hundred (100) percent.
5. All development shall maintain existing block sizes. New development without existing streets shall mimic prevailing block dimensions with maximum block lengths no longer than five hundred (500) feet.
6. The Planning Director or their designee may approve a waiver in minimum lot frontage for the provision of additional space for public plazas or open space which serve as an extension of the public realm.

### F. Yard Requirements

1. FRONT YARD: A minimum build-to line equal to the front property line facing the street is required. For corner lots, the minimum size build-to line is equal to



## GB-PV ZONE

the front property line facing the street and the side property line facing the adjoining street. A setback of up to ten (10) feet from the build-to line is allowed for accessory uses such as outdoor dining and other public spaces. the setback must blend with the public realm.

2. SIDE YARD: the property line shall serve as the minimum build-to line. A setback of up to twenty (20) feet may be utilized anywhere upon the property, including within the side yard, for paseos and pedestrian passage-ways that facilitate passage through the block.
3. REAR YARD: there are no rear yard requirements.
4. Additional requirements for buildings that contain or partially contain manufacturing uses:
  - a. A side or rear yard of not less than thirty (30) feet is required for any building directly adjacent to a single-family residential district. If an alleyway separates the uses, the overall yard may be reduced by ten (10) feet.
5. The Planning Director or their designee may approve a waiver in front and/or side yard requirements for the provision of additional space for public plazas or open space which serve as an extension of the public realm.

### G. Housing Affordability

1. A minimum of ten (10) percent of all residential units must be priced for low and/or moderate-income residents. Units should be disbursed throughout the structure and must proportionally reflect the size of market rate units. While trim detail may vary, the overall quality of building materials may not depart substantially from those used within market rate units within the same structure.

### H. Off-street Parking, Loading and Circulation

1. A circulation plan must be submitted for development that includes more than one (1) building or more than one (1) parking facility. The circulation plan must address pedestrian, vehicle, transit (if required), and bicycle circulation, ingress/egress and parking and meet the requirements of this section. A professionally conducted parking study is required for any requests for parking reductions provided for in part (8) of this section.
2. Off-street parking and loading facilities shall be provided in accordance with the provision of Section 17.54.010 of this ordinance except where the following provisions shall supersede those of 17.54.010:
  - a. Horizontal or vertical mixed-use development shall require a parking space ratio of three (3) spaces for 1,000 square feet of gross floor area.
  - b. For single-use development that does not meet the requirements for mixed-use development, the following minimum parking requirements shall apply:



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- i. Multi-family residential: 1.25 spaces per unit plus one guest space per every five (5) units. Multi-family residential that is designated as senior housing only: 0.60 spaces per unit plus one (1) guest space per every five (5) units.
    - ii. Office: four (4) spaces per 1,000 square feet of gross floor area.
    - iii. Retail: 3.75 spaces per 1,000 square feet of gross floor area.
    - iv. Restaurants: twelve (12) spaces per 1,000 square feet of gross floor area.
    - v. Drinking Places: eleven (11) spaces per 1,000 square feet of gross floor area.
  - c. For single-use development that does not meet the requirements for mixed-use development, the maximum parking requirements shall apply:
    - i. Multi-family residential: 1.33 spaces per unit plus one guest space per every five (5) units. Multi-family residential that is designated as senior housing only: 1 space per unit plus one (1) guest space per every five (5) units.
    - ii. Office: four (4) spaces per 1,000 square feet of gross floor area.
    - iii. Retail: four (4) spaces per 1,000 square feet of gross floor area.
    - iv. Restaurants: fifteen (15) spaces per 1,000 square feet of gross floor area.
    - v. Drinking Places: fifteen (15) spaces per 1,000 square feet of gross floor area.
3. No development that was not approved or in existence prior to July 1st, 2019 shall be allowed to locate off-street parking lots adjacent to the primary street.
4. On-street parking that is within five hundred (500) feet of the main entrance(s) of a development may be utilized to satisfy the requirement for off-street parking.
5. Shared curb-cuts are required for all new development. All curb-cuts are subject to City approval. An internal circulation plan with provisions for shared curb-cuts and internal circulation with neighboring properties is required.
6. New development must consider existing development and provide connections to existing development within each block to allow for internal block circulation.
7. All internal vehicle circulation roads, except for those leading to non-public areas or loading access, must include sidewalks with compliant ADA facilities and landscaping. Pedestrian facilities must connect all building entrances, retail entrances and residential entrances. Safe and adequate pedestrian connectivity within the development and connections to adjacent development and existing pedestrian facilities is required.
8. The requirements of subsection (a) above may be reduced, with the approval of the Planning Commission, if any of the following provisions are provided for in the circulation plan:
  - a. If the proposed development is located within a Business Improvement District or a special district that institutes shared-parking, timed parking restrictions, and/or paid parking.
  - b. The proposed development incorporates paid parking into the development.



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- c. A cooperative use agreement is executed with another property owner to provide for a portion of the required parking of the proposed development.
- d. A payment-in-lieu agreement with the City or another entity responsible for parking management to defray the cost for accommodating additional demand generated by the proposed development.
- e. Land set-aside or structural design of proposed parking surface lots or structured parking is provided to allow for expansion to accommodate additional parking supply when demand exceeds approved supply. The parking study must justify current supply, based upon current demand, and provide for future demand thresholds that would trigger the expansion of additional supply. Any future demand thresholds and supply expansion provisions shall become a condition of approval and continued use of the property.

### I. Screening and Fencing

1. Where this zoning district abuts upon any residential zone, there shall be provided screening not less than six (6) feet or more than eight (8) feet in height on the zoning boundary line. Said screening shall be reduced to forty-two (42) inches in height within a setback area adjacent to a street or highway.
2. For nurseries, screening of not less than eight (8) feet in height and not more than twelve (12) feet in height shall fully encompass the nursery.
3. Outdoor dining areas shall be separated from the remainder of the sidewalk with the use of appropriate use of planters, fences or other barriers as approved by the design guidelines.
4. All screening and fencing shall be subject to the design guidelines.

### J. Public Art

1. A minimum of one (1) percent of total construction costs must be either invested in public art, visible to the public realm, or provided as payment-in-lieu to the City to fund larger public art projects within the Pueblo Viejo.
2. the applicant shall furnish a performance bond equivalent to the estimated public art investment or payment-in-lieu.

### K. Public Open Space

1. Development over one-half (1/2) acre or more in gross land area, must reserve a minimum of ten (10) percent of the development for public open space accessible from the public realm in the form of a park, pocket park, plaza, paseo, and/or other public gathering space.



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2. the applicant may make a payment to the City in lieu of public space reservation for larger park or plaza development within the Pueblo Viejo upon approval of the Planning Director or their designee.

### L. Multi-Family Residential Dwelling Unit Size and Common Space Requirements

1. A minimum of one-hundred and fifty (150) square feet of uninterrupted exclusive use common space shall be available to each unit. This may be in outdoor living areas, balconies and/or decks.
2. Decks shall be allowed on rooftops providing they are appropriately screened with architectural features such as a parapet.
3. Ten (10) square feet per unit, or a minimum of one-thousand (1000) square feet, whichever is greater, shall be required for common space for a common recreation and/or leisure area.
4. All common spaces shall be screened from the street by landscaping and/or decorative fencing.
5. The following minimum dwelling unit sizes shall be required:
  - a. Micro-Unit: Three Hundred and Fifty (350) square feet
  - b. Efficiency: Six Hundred (600) square feet
  - c. One-bedroom: Seven-hundred and Fifty (750) square feet
  - d. Each additional bedroom beyond one bedroom: An additional one-hundred and fifty (150) square feet per dwelling unit is required in addition to the minimum requirement above.

### M. Development Standards Applicable to Specific Uses

1. Emergency Shelters shall comply with the following criteria:
  - a. Emergency shelters shall be operated by a responsible agency or organization, with experience in managing or providing social services.
  - b. The shelter shall always provide at least one qualified on-site supervisor, plus one attendant for each fifty (50) occupants.
  - c. A shelter shall not be approved when another homeless shelter is existing within three hundred (300) feet of the proposed site.
  - d. Emergency shelters shall provide a setback of thirty (30) feet from the shelter building to any residential zone.
  - e. Parking shall be supplied at a ratio of one vehicle space per ten (10) beds, and one secured bicycle parking area designed to accommodate up to one bicycle per ten (10) beds.
  - f. Each shelter shall be limited to a maximum occupancy of fifty (50) persons, including warming shelters and daytime facilities.
  - g. A management plan shall be required to address how the immediate sheltering needs of individuals who may be turned away from the shelter will be handled. The management plan shall establish a maximum length of time for which clients may be accommodated.
2. Residential, Proprietor/Caretaker Dwelling Unit



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- a. No structure originally designed or intended for single-family residential purposes shall be occupied by uses permitted in this zone, except when used as a dwelling unit by a proprietor, manager, custodian or caretaker of a permitted use.
3. Manufacturing
  - a. No use shall be established in this zone which causes or emits any dust, gas, smoke, fumes, odors, noises, vibrations, electromagnetic disturbance, radiation, or other similar effects which are or may be detrimental to the public health, safety or general welfare. All uses shall be continuously maintained so that they are neither obnoxious or offensive by reason of the above emissions.
4. Outdoor Dining Areas
  - a. Required parking shall be provided for outdoor seating areas, except for common outdoor seating areas not attributable to a single establishment.
  - b. Common outdoor seating areas may be provided as part of required open space areas with provisions for management and maintenance of the area.
  - c. Outdoor seating areas that are within the public rights-of-way shall not be used for entertainment. The Planning Director or their designee may waive the provision on a temporary or permanent basis for entertainment in consultation with the City Engineer.
  - d. Sound amplification devices, such as speakers, shall be limited to devices that are necessary to provide low-level background music. Noise levels shall comply with Chapter 7.04 of the City of Coachella Municipal Code. The Planning Director or their designee may waive this provision, except for Chapter 7.04 compliance, on a temporary or permanent basis in conjunction with a waiver granted in part (c) above.
  - e. Outdoor dining areas are subject to all permit approvals and the design guidelines and configuration and design must be included on any drawings and application submissions.
  - f. Outdoor dining areas located adjacent to, or within the public rights-of-way must leave a minimum of five (5) feet of sidewalk, open always to accommodate pedestrian traffic.
  - g. All outdoor dining within the public rights-of-way must obtain an encroachment permit from the City Engineering Department.
  - h. Outdoor dining areas that include the sales of alcohol must meet all requirements and regulations of the California Department of Alcoholic Beverage Control.



## GB-PV ZONE

### 17.25.050 Existing Uses and Structures at the Time of Adoption of this Section.

#### A. The provisions of this section shall supersede Section 17.78.010 of this ordinance:

1. All uses, lots, structures and characteristics, except for signage, that were lawful, and in existence, prior to July 1st, 2019 shall remain as legally conforming uses, lots, structures and characteristics with all the previous entitlements intact provided:
  - a. The use, lot, structure and/or characteristics remain otherwise lawful.
  - b. No use, lot, structure and/or characteristics may cease operation for a period greater than one (1) year.
  - c. No use, lot, and/or structure may be abandoned for a period greater than one (1) year.
  - d. If the use, lot, structure and/or characteristics fall within a permitted and/or conditional use, as defined in section 17.025.030, the provisions of this section will no longer apply and the previous use, lot, structure and/or characteristics must fully comply with the provisions of this zone thereafter.
2. If the provisions of this section are no longer met, the property is then subject to the provisions of Chapter 17.78 of this ordinance.

#### B. Provisions for ineligible uses, lots, structures and characteristics and revocation of legal conforming status:

3. All existing lawful signage, that no longer is permitted, or meets the standards of this district, shall be subject to Chapter 17.78 of this ordinance.
4. All uses, lots, structures and characteristics that were not lawful, and in existence, prior to July 1st, 2019 shall remain illegal non-conforming uses and subject to the provisions of Chapter 17.78 of this ordinance.
5. Changing of a use governed by this section to a use not permitted in this zone shall immediately terminate the application of this section, and such use shall be reclassified as an illegal non-conforming use and shall be subject to Chapter 17.78 of this ordinance.



## SS-PV ZONE

### 17.29.010 Intent and purpose.

This zone is intended to provide for and encourage the orderly development of the core of the Pueblo Viejo District. The core of the Pueblo Viejo District is envisioned, by the city’s General Plan and Pueblo Viejo Vision Plan, as a higher-density mixed-use (either vertical and/or horizontal) downtown area that provides for a wide variety of multi-family residential housing, office, and retail uses. This zone encourages a high-energy pedestrian-friendly environment with street-facing buildings, maintained building lines, a variation of architectural character, and sidewalk and public spaces to provide for gathering spaces and promote outdoor activities including dining, people watching, public art and passive recreation. Motorized vehicle access would minimize impacts on a highly connected pedestrian environment with alley and rear entry access, parking in structures or internal to blocks, and services located behind buildings, in alleyways or rear parking areas. The use of the public realm is encouraged with on-street dining and temporary uses encouraged on sidewalks and adjoining setbacks for these purposes.

### 17.29.020 Summary of District Regulations

The following summary table shall not be a substitute for the specific language of each part of this section. Any language and interpretation of that language shall supersede the information contained within this summary table.

Permitted / Conditional / Temporary Use Summary	Multi-family Residential, Mixed-Use, Commercial, Retail, Surface Parking, Parking Structures (see 17.29.030 Uses)
Architectural Review Required	Yes
Applicable Architectural Guidelines	Pueblo Viejo Design Guidelines
General Building Types Allowed	Multi-story Residential, Mixed-use (vertical and horizontally oriented) (See 17.29.040)
Minimum Building Height	Three (3) stories or forty (40) feet
Front Setback	Zero (0) to ten (10) feet from property line
Upper Floor Setbacks	Ten (10) foot front setback for stories exceeding four (4) and an additional five (5) foot setback for stories oriented towards 5 <sup>th</sup> or 7 <sup>th</sup> streets
Allowed Residential Densities	Minimum twenty (20) D.U. per acre/Maximum sixty-five (65) D.U. per acre
Allowed office/Commercial/Retail Intensities	Minimum FAR 0.5. Maximum FAR 3.0.
Maximum Block Size	Five hundred (500) linear feet on 5 <sup>th</sup> 6 <sup>th</sup> or 7 <sup>th</sup> streets
Minimum Lot Area	Five Thousand (5,000) square feet
Minimum Lot Depth	None
Minimum Lot Frontage	None
Minimum Lot Frontage Coverage	One hundred (100) percent
Encroachment for Colonnades or Arcades Allowed	Yes. Subject to encroachment permit. Maximum encroachment six (6) foot minimum clearance to curb line



## SS-PV ZONE

Housing Affordability Requirements	Yes
Public Open Space Requirements	Ten (10) percent for developments over ½ acre
Minimum Residential Exclusive Use Common Space	One hundred and fifty (150) square feet
Minimum Residential Common Space	10 square feet per unit or 1000 square feet, whichever is greater

### 17.29.030 Uses.

Uses are classified according to the 2017 North American Industry Classification System (NAICS). The NAICS use most associated with the actual use (not necessarily the uses primary NAICS code) shall be used to determine use. Additional uses are defined by the City of Coachella and located within the definitions under Chapter 17.06 of this ordinance. the Planning Director or their designee may re-classify uses based upon the most appropriate use under this section based upon this section’s intent and purpose. Appeals of the Planning Director’s decision may be made to the Planning Commission.

#### A. Permitted Uses

1. Activities Related to Real Estate
2. Amusement Arcades (Indoor)
3. Animal Hospitals and Veterinary Services (No Outdoor Facilities)
4. Antique Dealers and Shop
5. Art and Architecture Supply Shops and Studios
6. Art Dealers
7. Beer and/or Winemaking Supply Retail Stores
8. Bowling Centers
9. Business Professional, Labor, Political and Similar organizations
10. Business Service Centers
11. Candle Shops
12. Civic and Social organizations
13. Clothing and Clothing Accessories Stores
14. Collectors Shops
15. Computer Systems Design and Related Services
16. Consignment Shops
17. Cosmetics, Beauty Supplies and Perfume Stores
18. Dance Halls
19. Diet and Weight Reducing Centers
20. Drug Stores or Retail Pharmacies
21. Dry-Cleaning and Laundry Services (Except Linen and Uniform Supply and Industrial Launderers)
22. Educational Services
23. Electronics and Appliance Stores
24. Employment Services
25. Finance and Insurance Retail Establishments (No Distribution and/or Telephone Call Centers)

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26. Fitness and Recreational Sports Centers
27. Flag and Banner Shops
28. Florist Shops
29. Footwear and Leather Goods Repair
30. Fruit and Vegetable Markets
31. Grantmaking and Giving Services
32. Hair, Nail and Skin Care Services (Including Barber Shops and Beauty Salons)
33. Hardware Stores
34. Health and Personal Care Stores
35. Home Furnishing Stores
36. Home Security Equipment Stores
37. Hotels, Resort Hotels and Motels
38. Household Furniture or Stores
39. Independent Artists, Writers and Performers
40. Information
41. Jewelry Repair Shops
42. Jewelry, Luggage and Leather Goods Stores
43. Libraries and Archives
44. Meat, Fish and Seafood Markets (No On-Site Slaughtering)
45. Office Administrative Services
46. Office Machinery and Equipment Rental and Leasing
47. Office Supplies, Stationary and Gift Stores
48. Office, Professional
49. Offices of Agents and Managers of Artists, Athletes, Entertainers and Other Public Figures
50. Offices of Business Support Services (Except Collection Agencies, Repossession Services, Telephone Answering Services and Telemarketing Bureaus and Other Contact Centers)
51. Offices of Construction Industries
52. Offices of Dentists
53. Offices of Finance and Insurance
54. Offices of Lessors of Nonresidential Buildings (Except Mini-warehouses)
55. Offices of Lessors of Residential Buildings and Dwellings
56. Offices of Management of Companies and Enterprises
57. Offices of Motion Picture and Video Industries
58. Offices of Newspaper, Periodical, Book and Directory Publishers
59. Offices of Other Health Care Practitioners
60. Offices of Physicians
61. Offices of Professional, Scientific and Technical Services (Other Than Testing Laboratories and Scientific Research and Development Services)
62. Offices of Promoters of Performing Arts, Sports and Similar Events
63. Offices of Real Estate Agents and Brokers
64. Offices of Software Publishers
65. Optical Goods Stores
66. Other Building Materials Dealers Retail Stores (Except Lumber Stores, Fencing Dealers, Garage Door Dealers and Prefabricated Building Dealers – No Construction or Trade Services Permitted)



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67. Other Personal and Household Goods Repair and Maintenance
68. Other Personal Care Services Including Day Spas, Depilatory or Electrolysis Salons, Salons, Saunas, Ear Piercing Services, Steam or Turkish Baths, Hair Replacement or Weaving Services, Tanning Salons, Massage Parlors, Tattoo Parlors or Permanent Makeup Salons
69. Paint and Wallpaper Stores
70. Pet and Pet Supply Stores
71. Pet Care Services (Except Animal Shelters, Outdoor Boarding Services, Outdoor Catteries, Dog Pounds, Guard Dog Training Services and Outdoor Kennels)
72. Photographic Services and Photofinishing
73. Recreational or Youth Sports Teams
74. Religious Goods Store
75. Residential, Multi-Family
76. Restaurants, Delicatessens, and Other Eating Establishments (No Drive-Thru Permitted)
77. Retail Bakeries
78. Reupholstery and Furniture Repair
79. Social Advocacy organizations
80. Sound Recording Industries
81. Specialty Food Stores (No On-Site Slaughtering)
82. Sporting Goods, Hobby, Musical Instrument, toy and Book Stores
83. Supermarkets and Other Grocery Stores
84. Tailor and Alterations Stores
85. Thrift Shops
86. tourist Information Centers
87. Travel Arrangement and Reservation Services
88. Trophy (Including Awards and Plaques) Shops
89. Vocational Rehabilitation Services

### B. Conditional Uses

The following uses may be allowed by administrative approval of the Planning Director or their designee based upon their overall impact and compatibility with the intent and purpose of the zoning district. Conditional uses are subject to Chapter 17.74 of this ordinance.

1. Adult Novelty Stores
2. Alcoholic Beverage Sales (For Off-Premise Consumption)
3. Appliance Repair and Maintenance
4. Bed and Breakfast Inns
5. Billiard and Pool Halls
6. Cannabis Retail Establishment
7. Caterers
8. Combined Live/Work Dwellings
9. Community Gardens
10. Child Day Care Centers
11. Drinking Places



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12. Emergency Services Stations (Including Police and Fire)
13. Funeral Homes and Funeral Services
14. Interurban and Rural Bus Transportation
15. Investigation and Security Services (Except Locksmiths)
16. Jewelry and Silverware Manufacturing
17. Laboratory, Research
18. Laboratory, Support
19. Locksmiths
20. Medical and Diagnostic Laboratories
21. Microbreweries, Wine Tasting Facilities and Micro-Distilleries
22. Museums, Historical Sites, and Similar Institutions (Except Zoos)
23. Outpatient Care Centers
24. Parking Structures
25. Performing Arts Companies
26. Post Services
27. Public Utility Substations and Storage Buildings
28. Recycling Center, Neighborhood Only
29. Religious Institution
30. Scenic and Sightseeing Transportation, Land
31. Scientific Research and Development Services
32. Telephone Exchanges and Switching Equipment
33. Testing Laboratories
34. theaters and Auditoriums
35. tobacco, E-Cigarette, Vapor Accessories, Smoking Accessories or Hookah Shops and Lounges
36. Urban Transit Systems
37. Water and Gas Company Service Facilities

### C. Accessory Uses

The following uses shall constitute accessory uses and are subject to administrative approval of the Planning Director or their designee. Accessory uses in this section may require additional permitting, in addition to zoning approval under this chapter.

1. Arcades (Shade Structures)
2. Canopies
3. Carports
4. Community Gardens
5. Nurseries, Garden Center and Farm Supply Stores
6. Outdoor Dining Areas
7. Parking Lots
8. Tree Nut Farming



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### D. Temporary Uses

The following uses constitute temporary uses and are subject to administrative approval of the Planning Director or their designee. Temporary uses in this section may require additional permitting, in addition to zoning approval under this chapter.

1. Flea Markets/Swap Meets, Temporary Location, Direct-Selling
2. Outdoor Dining Areas
3. Outdoor Sales Areas

### E. Prohibited Uses

The following uses are expressly prohibited within this zone and are considered incompatible with the intent and use of this zone. An applicant may file an administrative appeal with the Planning Director or their designee for re-classification.

1. Animal Hospitals and Veterinary Services (with Outdoor Facilities)
2. Archery or Shooting Ranges
3. New Car Dealers
4. Used Car Dealers
5. Automobile Parts and Accessories Stores
6. Automobile Service Station
7. Automotive Equipment Rental and Leasing
8. Automotive Repair and Maintenance
9. Blind and Shade Manufacturing
10. Blood and organ Banks
11. Campgrounds
12. Cemeteries and Crematories
13. Chocolate Confectionary Manufacturing
14. Coffee and Tea Manufacturing
15. Commercial and Industrial Machinery and Equipment (Except Automotive and Electronic) Repair and Maintenance
16. Commercial and Industrial Machinery and Equipment Rental and Leasing (Except Construction, Mining, Forestry Machinery and Equipment Rental and Leasing, office Machinery and Equipment Rental and Leasing, and Commercial Air, Rail and Water Transportation Equipment Rental and Leasing)
17. Communications and Microwave Installations
18. Communications Equipment Manufacturing
19. Community Food and Housing, and Emergency and Other Relief Services
20. Computer and Peripheral Equipment Manufacturing
21. Consumer Goods Rentals
22. Continuing Care Retirement Communities and Assisted Living Facilities For the Elderly
23. Convenience Stores with Gas Stations
24. Converted Paper Product Manufacturing



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25. Dairy Product Manufacturing
26. Distribution Centers
27. Drive-Thru Windows
28. Electric Lighting Equipment Manufacturing
29. Electronic and Precision Equipment Repair and Maintenance
30. Emergency Shelters
31. Equipment Sales, Rental and Storage
32. Facilities Support Services
33. Food Service Contractors
34. Footwear Manufacturing
35. Freight Transportation Arrangement
36. Refrigerated Warehousing and Storage (Except of Noxious, Explosive or Dangerous Materials)
37. Fuel Service Stations
38. Gambling Industries
39. General Medical and Surgical Hospitals
40. General Rental Centers
41. General Warehousing and Storage (Except of Noxious, Explosive or Dangerous Materials)
42. Glass and Glass Product Manufacturing
43. Golf Courses and Country Clubs
44. Grain and Bakery Products
45. Home and Garden Equipment Repair and Maintenance
46. Home Health Care Services
47. Household and Institutional Furniture and Kitchen Cabinet Manufacturing
48. Household Appliance Manufacturing
49. Leather and Allied Product Manufacturing (Except Footwear and Leather and Hide Tanning and Finishing)
50. Lessors of Mini-warehouses and Self-Storage Units
51. Manufacturing of Reproducing Magnetic and Optical Media
52. Mattress Manufacturing
53. Medical Equipment and Supplies Manufacturing
54. Miniature Golf Courses
55. Mobile Food Services
56. Mobile Homes, provided they Are Kept Mobile and Licensed Pursuant to State Law, When Used For Construction offices and Caretaker's Quarters On Construction Sites For the Duration of A Valid Building Permit
57. Motorcycle and ATV Dealers
58. Musical Instrument Manufacturing
59. Navigational, Measuring, Electro-Medical and Control Instruments Manufacturing
60. Non-Chocolate Confectionery Manufacturing
61. Nursing Care Facilities
62. office Furniture (Including Fixtures) Manufacturing
63. office Machinery Equipment Rental and Leasing
64. office Supplies (Except Paper) Manufacturing
65. offices of Lessors of Other Real Estate Property



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66. Optical Instrument and Lens Manufacturing
67. Other Ambulatory Health Care Services
68. Other Residential Care Facilities
69. Other Support Services
70. Parcel Delivery Services
71. Photographic and Photocopying Equipment Manufacturing
72. Printing
73. Printing Machinery Equipment Manufacturing
74. Psychiatric and Substance Abuse Hospitals
75. Remediation and Other Waste Management Services
76. Residential Intellectual and Developmental Disability, Mental Health, and Substance Abuse Facilities
77. Residential, Accessory Dwelling Unit
78. Residential, Proprietor/Caretaker Dwelling Unit
79. Residential, Single-Family
80. Riding Stables
81. Rooming and Boarding Houses, Dormitories and Worker's Camps
82. Scale and Balance Manufacturing
83. Semiconductor and Other Electronic Component Manufacturing
84. Services to Buildings and Dwellings
85. Sign Manufacturing
86. Signs, On-Site Advertising
87. Soft Drink and Ice Manufacturing
88. Specialty Hospitals (Except Psychiatric and Substance Abuse)
89. Spectator Sports
90. Sporting and Athletic Goods Manufacturing
91. Telephone Call Center
92. Waste Collection
93. Waste Treatment and Disposal

### 17.29.040 Property Development Standards.

#### A. Architectural Guidelines

1. All development within this zoning district is subject to architectural review as set forth in Chapter 17.72 of this ordinance.
2. All property within this zone shall be subject to the Pueblo Viejo Design Guidelines as the governing architectural guidelines for the zone.

#### B. Mixed-Use and Building Type

1. Buildings may be oriented initially in integrated-horizontal development or vertical mixed-use patterns depending upon current market demands.
2. Residential uses may be allowed on the first floor of a building provided all of the following are met:



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- a. the first-floor height meets requirement (D)(2) of this part;
  - b. the first floor must be reconfigurable to accommodate a transition to non-residential uses in the future;
  - c. Residential first floor development floor height must be elevated at least three (3) feet above the sidewalk plane to provide for privacy for residents.
  - d. No ownership tenure is allowed for first-floor residential use.
3. The lower floor of proposed parking garages that face or partially face Sixth Street must include usable commercial space and are required to follow the architectural guidelines for parking garages.
  4. The Planning Director or their designee may waive the requirements of part (2) of this section except for part (2)(c) of this section.
  5. Vertical mixed use buildings or integrated horizontal developments may reduce parking requirements by forty (40) percent.
  6. Integrated horizontal mixed-use development must include a mix of at least two (2) uses including one use being residential.

### C. Building orientation

1. Buildings shall be oriented towards the street and engage the public realm.
2. Corner lots shall be oriented towards both streets with building entrances encouraged to be oriented towards the corner.
3. Non-residential entrances must be located at the level of the sidewalk plane.

### D. Height, Massing and Articulation

1. Building height must be a minimum of three (3) usable stories or forty (40) feet, whichever is greater.
2. The first floor must be a minimum of fifteen (15) feet in height to accommodate modern commercial and retail activities, even if the initial use is residential in nature.
3. All buildings exceeding four stories in height shall require a minimum ten (10) foot additional front setback (including corner lots) for stories above the fourth story to reduce overall massing and impact on the street. An additional five (5) foot setback for every additional story shall be required on building facades facing 5th or 7th street.
4. All buildings must include articulation a minimum of every fifty (50) feet on all facades to break the vertical plane and provide visual interest for pedestrians.
5. All buildings must utilize four-sided architecture in which all facades must receive architectural treatment and meet all requirements of this section and the design guidelines.



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### E. Density and Lot Size Requirements

1. Development should comply with the allowed development intensities of the General Plan, which include:
  - a. Residential: A minimum of twenty (20) and maximum of sixty-five (65) dwelling units per acre
  - b. office/Commercial/Retail: Floor Area Ratio of a minimum of 0.5 FAR to a maximum of 3.0 FAR.
2. Minimum Lot Area: Five thousand (5,000) square feet.
3. Minimum Lot Depth: None.
4. Minimum Lot Frontage: One hundred (100) percent.
5. All development shall maintain existing block sizes. New development without existing streets shall mimic prevailing block dimensions with maximum block lengths no longer than five hundred (500) feet.
6. The Planning Director or their designee may approve a waiver in minimum lot frontage for the provision of additional space for public plazas or open space which serve as an extension of the public realm.

### F. Yard Requirements

1. FRONT YARD: A minimum build-to line equal to the front property line facing the street is required. For corner lots, the minimum size build-to line is equal to the front property line facing the street and the side property line facing the adjoining street. A setback of up to ten (10) feet from the build-to line is allowed for accessory uses such as outdoor dining and other public spaces. the setback must blend with the public realm.
2. SIDE YARD: the property line shall serve as the minimum build-to line. A setback of up to twenty (20) feet may be utilized anywhere upon the property, including within the side yard, for paseos and pedestrian passage-ways that facilitate passage through the block.
3. REAR YARD: there are no rear yard requirements.
4. Colonnades and/or arcades may occur forward of the build-to-line and may encroach upon the rights of way, if an encroachment permit is approved by the Department of Public Works. Colonnades and/or arcades that encroach within the rights of way must not impede pedestrian traffic and be setback a minimum of six (6) feet from the curb line.
5. The Planning Director or their designee may approve a waiver in front and/or side yard requirements for the provision of additional space for public plazas or open space which serve as an extension of the public realm.

### G. Housing Affordability

1. A minimum of ten (10) percent of all residential units must be priced for low and/or moderate-income residents. Units should be disbursed throughout the structure and must proportionally reflect the size of market rate units. While



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trim detail may vary, the overall quality of building materials may not depart from those used within market rate units within the same structure.

### H. Off-street Parking, Loading and Circulation

1. A circulation plan must be submitted for development that includes more than one (1) building or more than (1) parking facility. The circulation plan must address pedestrian, vehicle, transit (if required), and bicycle circulation, ingress/egress and parking and meet the requirements of this section. A professionally conducted parking study is required for any requests for parking reductions provided for in subsection (H)(8) of this section.
2. Off-street parking and loading facilities shall be provided in accordance with the provision of Section 17.54.010 of this ordinance except where the following provisions shall supersede those of 17.54.010:
  - a. Horizontal or vertical mixed-use development shall require a parking space ratio of three (3) spaces for 1000 square feet of gross floor area.
  - b. For single-use development that does not meet the requirements for mixed-use development, the following minimum parking requirements shall apply:
    - i. Multi-family residential: 1.25 spaces per unit plus one guest space per every five (5) units. Multi-family residential that is designated as senior housing only: 0.60 spaces per unit plus one (1) guest space per every five (5) units.
    - ii. Office: four (4) spaces per 1,000 square feet of gross floor area.
    - iii. Retail: 3.75 spaces per 1,000 square feet of gross floor area.
    - iv. Restaurants: twelve (12) spaces per 1,000 square feet of gross floor area.
    - v. Drinking Places: eleven (11) spaces per 1,000 square feet of gross floor area.
  - c. For single-use development that does not meet the requirements for mixed-use development, the maximum parking requirements shall apply:
    - i. Multi-family residential: 1.33 spaces per unit plus one guest space per every five (5) units. Multi-family residential that is designated as senior housing only: 1 space per unit plus one (1) guest space per every five (5) units.
    - ii. Office: four (4) spaces per 1,000 square feet of gross floor area.
    - iii. Retail: four (4) spaces per 1,000 square feet of gross floor area.
    - iv. Restaurants: fifteen (15) spaces per 1,000 square feet of gross floor area.
    - v. Drinking Places: fifteen (15) spaces per 1,000 square feet of gross floor area.
3. No development that was not approved or in existence prior to July 1st, 2019 shall be allowed to locate off-street parking lots adjacent to the primary street.



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4. On-street parking that is within five hundred (500) feet of the main entrance(s) of a development may be utilized to satisfy the requirement for off-street parking.
5. Shared curb-cuts are required for all new development. All curb-cuts are subject to City approval. An internal circulation plan with provisions for shared curb-cuts and internal circulation with neighboring properties is required.
6. New development must consider existing development and provide connections to existing development within each block to allow for internal block circulation.
7. All internal vehicle circulation roads, except for those leading to non-public areas or loading access, must include sidewalks with compliant ADA facilities and landscaping. Pedestrian facilities must connect all building entrances, retail entrances and residential entrances. Safe and adequate pedestrian connectivity within the development and connections to adjacent development and existing pedestrian facilities is required.
8. The parking requirements of this section may be reduced, with the approval of the Planning Commission, if any of the following provisions are provided for in the circulation plan:
  - a. The proposed development is located within a Business Improvement District or a special district that institutes shared-parking, timed parking restrictions, and/or paid parking.
  - b. The proposed development incorporates paid parking into the development.
  - c. A cooperative use agreement is executed with another property owner to provide for a portion of the required parking of the proposed development.
  - d. A payment-in-lieu agreement is executed with the City or another entity responsible for parking management to defray the cost for accommodating additional demand generated by the proposed development.
  - e. Land set-aside or structural design of proposed parking surface lots or structured parking is provided to allow for expansion to accommodate additional parking supply when demand exceeds approved supply. The parking study must justify current supply, based upon current demand, and provide for future demand thresholds that would trigger the expansion of additional supply. Any future demand thresholds and supply expansion provisions shall become a condition of approval and continued use of the property.

### I. Screening and Fencing

1. Where this zoning district abuts upon any residential zone, there shall be provided screening not less than six (6) feet or more than eight (8) feet in height on the zoning boundary line. Said screening shall be reduced to forty-two (42) inches in height within a setback area adjacent to a street or highway.



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2. Outdoor dining areas shall be separated from the remainder of the sidewalk with the use of appropriate use of planters, fences or other barriers as approved by the design guidelines.

### J. Public Art

1. A minimum of one (1) percent of total construction costs must be either invested in public art, visible to the public realm, or provided as payment-in-lieu to the City to fund larger public art projects within the Pueblo Viejo.
2. The applicant shall furnish a performance bond equivalent to the estimated public art investment or payment-in-lieu.

### K. Public Open Space

1. Development over one-half (1/2) acre or more in gross land area, must reserve a minimum of ten (10) percent of the development for public open space accessible from the public realm in the form of a park, pocket park, plaza, paseo, and/or other public gathering space.
2. The applicant may make a payment to the City in lieu of public space reservation for larger park or plaza development within the Pueblo Viejo upon approval of the Planning Director or their designee.

### L. Multi-Family Residential Dwelling Unit Size and Common Space Requirements

1. A minimum of one-hundred and fifty (150) square feet of uninterrupted exclusive use common space shall be available to each unit. This may be in outdoor living areas, balconies and/or decks.
2. Decks shall be allowed on rooftops providing they are appropriately screened with architectural features such as a parapet.
3. Ten (10) square feet per unit, or a minimum of one-thousand (1000) square feet, whichever is greater, shall be required for common space for a common recreation and/or leisure area.
4. All common spaces shall be screened from the street by landscaping and/or decorative fencing.
5. The following minimum dwelling unit sizes shall be required:
  - a. Micro-Unit: Three Hundred and Fifty (350) square feet
  - b. Efficiency: Six Hundred (600) square feet
  - c. One-bedroom: Seven-hundred and Fifty (750) square feet
  - d. Each additional bedroom beyond one bedroom: An additional one-hundred and fifty (150) square feet per dwelling unit is required in addition to the minimum requirement of part (C) above.



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### M. Development Standards Applicable to Specific Uses

1. Outdoor Dining Areas
  - a. Required parking shall be provided for outdoor seating areas, except for common outdoor seating areas not attributable to a single establishment.
  - b. Common outdoor seating areas may be provided as part of required open space areas with provisions for management and maintenance of the area.
  - c. Outdoor seating areas that are within the public rights-of-way shall not be used for entertainment. The Planning Director or their designee may waive the provision on a temporary or permanent basis for entertainment in consultation with the City Engineer.
  - d. Sound amplification devices, such as speakers, shall be limited to devices that are necessary to provide low-level background music. Noise levels shall comply with Chapter 7.04 of the City of Coachella Municipal Code. The Planning Director or their designee may waive this provision, except for Chapter 7.04 compliance, on a temporary or permanent basis in conjunction with a waiver granted in part (c) above.
  - e. Outdoor dining areas are subject to all permit approvals and the design guidelines and configuration and design must be included on any drawings and application submissions.
  - f. Outdoor dining areas located adjacent to, or within the public rights-of-way must leave a minimum of five (5) feet of sidewalk, open always to accommodate pedestrian traffic.
  - g. All outdoor dining within the public rights-of-way must obtain an encroachment permit from the City Engineering Department.
  - h. Outdoor dining areas that include the sales of alcohol must meet all requirements and regulations of the California Department of Alcoholic Beverage Control.

### 17.29.050 Existing Uses and Structures at the Time of Adoption of this Section.

#### A. The provisions of this section shall supersede Section 17.78.010 of this ordinance:

1. All uses, lots, structures and characteristics, except for signage, that were lawful, and in existence, prior to July 1st, 2019 shall remain as legally conforming uses, lots, structures and characteristics with all the previous entitlements intact provided:
  - a. the use, lot, structure and/or characteristics remain otherwise lawful.
  - b. No use, lot, structure and/or characteristics may cease operation for a period greater than one (1) year.



## SS-PV ZONE

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- c. No use, lot, and/or structure may be abandoned for a period greater than one (1) year.
  - d. If the use, lot, structure and/or characteristics fall within a permitted and/or conditional use, as defined in section 17.029.030, the provisions of this section will no longer apply and the previous use, lot, structure and/or characteristics must fully comply with the provisions of this zone thereafter.
2. If the provisions of this section are no longer met, the property is then subject to the provisions of Chapter 17.78 of this ordinance.

### B. Provisions for ineligible uses, lots, structures and characteristics and revocation of legal conforming status:

1. All existing lawful signage, that no longer is permitted, or meets the standards of this district, shall be subject to Chapter 17.78 of this ordinance.
2. All uses, lots, structures and characteristics that were not lawful, and in existence, prior to July 1st, 2019 shall remain illegal non-conforming uses and subject to the provisions of Chapter 17.78 of this ordinance.



- Paint Colors**  
 P1- Ibis White  
 P2- Gauzy White  
 P3- BungleHouse Blue  
 P4- Deep Maroon  
 P5- RookWood Brown  
 P6- Night Owl  
 P7- Black Swan
- Materials**  
 M1- Stucco  
 M2- Wood Composite  
 M3- Precast Concrete  
 M4- Tile - Decorative Encaustic  
 M5- Tile - Saltillo Tile  
 M6- Metal Screen  
 M7- Iron Metalwork  
 M8- Fabric Awnings - Sapphire Blue  
 M9- GFRC Detail  
 M10- Metal Finnacle  
 M11- Concrete Roof Tile(boosted)  
 M12- Brick - Belden Beaver Blend  
 M13- Gutter and Downspouts



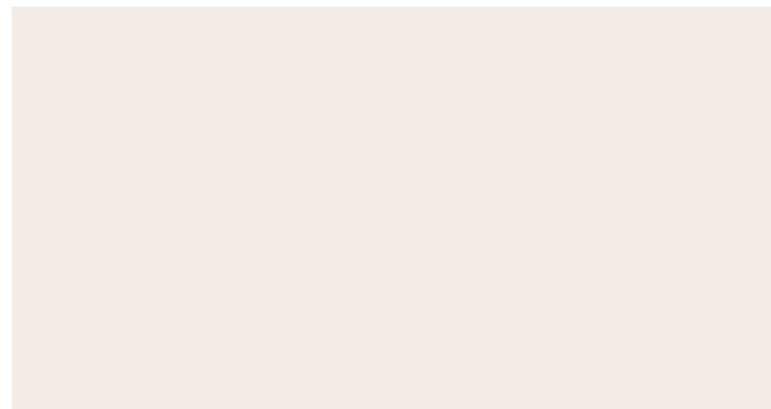
P6- SW 7061-NIGHT OWL



P4- SW 0072-DEEP MAROON



M8- SB SAPPHERE BLUE 4641



P1- SW 7000-IBIS WHITE



M4- Encaustic Decorative Tile 8x8



M5- Saltillo Tile



P7 - SW 6279-BLACK SWAN



P5- SW2808-ROOKWOODDK BRWN



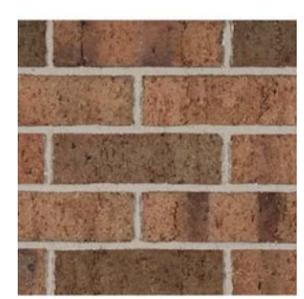
P3- SW 0048-BUNGLEHOUSE BLUE



P2- SW 6035 GAUZY WHITE



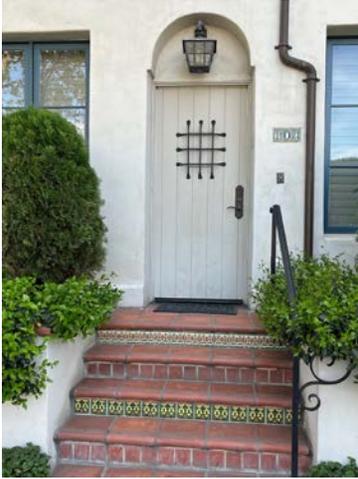
M11- Boral-BoostedBarcelonaBlend



M12- Belden- Beaver Blend FF

**Architectural Recommendation Board**

**1<sup>st</sup> Floor Residential Accessways**



**Windows (recessed, color, and sloped sills)**



**Sweep hanging with catenary curve**



Roofing enhancements:



Focal Balcony Recommendation at corner towers





**STAFF REPORT**  
**11/9/2022**

**TO:** Honorable Mayor and City Council Members

**FROM:** Celina Jimenez, Grants Manager

**SUBJECT:** Adopt Resolution No. 2022-97 Authorizing the City Manager to Submit an Application to the County of Riverside for the Fiscal Year 2023-24 Community Development Block Grant Program Entitlement Funds in the Amount of \$369,000.00 for the City of Coachella Home Enhancement Program

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**STAFF RECOMMENDATION:**

Staff recommends that the City Council hold a public hearing, receive public comment, and consider adopting Resolution No. 2022-97 authorizing the City Manager to submit an application for the Community Development Block Grant program Entitlement Funds for Fiscal Year 2023-24 in the amount of \$369,000.00 for the Home Enhancement Program.

**BACKGROUND:**

The County of Riverside and City of Coachella executed a Cooperation Agreement, for a term commencing July 1, 2021 through June 30, 2024 for the Community Development Block Grant, Home Investment Partnership Program and Emergency Solutions Grant for fiscal years 2021-22, 2022-23, and 2023-24, whereby the City elected to participate with the County, which has qualified as an “Urban County” for purposes of receiving Community Development Block Grant (CDBG) funds, and to assist and undertake essential community development and housing assistance activities pursuant to the Housing and Community Development Act of 1974.

Through this agreement, the City agreed to undertake and assist with the community development activities, within its jurisdiction, by utilizing the sum of \$369,000.00, CDBG Entitlement Funds for the City of Coachella Home Enhancement Program. The program will help rehabilitate and extend the life of existing single-family homes, correct health and safety hazards in deteriorated and blighted housing units, and improve the quality of life for Coachella’s most impoverished homeowners. This allocation reflects a proportional share of the County of Riverside’s entitlement allocation from the Department of Housing and Urban Development (HUD). The City can use its allocation for any eligible CDBG-activity, including, but not limited to, housing rehabilitation, code enforcement, and infrastructure improvement needs, as long as the primary beneficiaries are low-to-moderate income households. The City’s annual allocation is based on a formula that includes population, poverty rate, overcrowding, and sub-standard housing. For fiscal year 2023-2024, the City of Coachella’s allocation is approximately \$369,000.00 for CDBG-related activities.

**DISCUSSION/ANALYSIS:**

Through the 2023-2024 CDBG General Allocation, City Staff is proposing the submittal of a grant application for up to \$369,000.00 to implement a Home Enhancement Program (HEP). Under the proposed Program, qualified homeowners can receive grants of up to \$50,000 should they meet the requirements set forth in the City of Coachella Home Enhancement Grant Program Guidelines (Program Guidelines), which include but are not limited to the following: (i) the applicant/homeowner must be low-income, (ii) the subject residential dwelling must be owner-occupied, (iii) the subject dwelling must be located within the boundaries of the City of Coachella and Qualified Census Tracts, (iv) the subject residential dwelling must be a single-family home, duplex, manufactured home, mobile home, or condominium, and (v) the applicant/homeowner's total household income shall be at or below fifty (50%) percent of the area median income, adjusted for household size.

The \$50,000 maximum grant amount will allow for the completion of most repairs requested by applicants, including roof replacement on smaller residential dwellings. The eligible repairs are limited to those necessary for the health and safety of the occupants and other items necessary to bring the property into code compliance. Ineligible repairs are those not related to health and safety that involve routine maintenance, cosmetic repairs, or luxury improvements. Based on the maximum allowable grant amount of up to \$50,000, a minimum of approximately six (6) residential structures will be rehabilitated with grants from the Program. However, the number of rehabilitated homes may increase depending on the individual grant amounts which will likely vary as they will be based on project specifications and needs. Construction of the eligible repairs will be performed by qualified, licensed construction contractors solicited through a competitive bid process. Bids will be awarded to the most responsive and responsible bidder. Program grants will be evidenced by forgivable loan promissory notes (the notes convert to grants upon expiration of affordability period, which is five (5) years) and secured by deeds of trust and affordability covenants.

**Eligible Repairs**

In order to ensure that the goals of the HEP are met, the following list of specific priorities has been established to serve as a guide for the personnel assigned to the program. It should be noted that the items listed are not meant to exclude other improvements:

- 1) Health and Safety Issues/Systems
- 2) Exterior Improvements
- 3) Energy Efficiency Measures (i.e. doors, windows, weatherization, etc.)
- 4) Address repairs needed for residential homes that are “deteriorated/deteriorating”

Note: Certain improvements are subject to specific requirements and limitations.

### Exterior Repairs:

- Minor Roof Repair / Roof Replacement (if necessary)
- Replacement of broken or missing windows and doors (energy efficiency)
- Repair or replace damaged and falling fencing (equivalent to existing fencing material)
- Exterior paint and other improvements
- Exterior Paint walls and trim
- Repair or replace flashing and guttering
- Repair or replace porches and steps
- Repair exterior foundation walls
- Removal of aging, dangerous trees and/or hedges (to be considered for this service, the homeowner will be required to install a water-smart landscape, gardening, and/or vegetation upon project completion).

### Environmental Compliance

Pursuant to the California Environmental Quality Act (CEQA), the City of Coachella Home Enhancement Grant Program was reviewed and determined to be categorically exempt under State CEQA Guidelines Section 15301, Class 1 - Existing Facilities and State CEQA Guidelines Section 15061(b)(3), General Rule or “Common Sense” Exemption. The project relates to the establishment of a program and fund to pay administration fees and rehabilitation costs relating to existing residential dwellings such as traditional single-family housing, duplexes, manufactured homes, mobile homes, or condominiums (Project). The proposed Project is exempt under State CEQA Guidelines Section 15301, Class 1 - Existing Facilities since it includes the minor rehabilitation of existing residential structures, and not expansion of an existing use will occur. In addition, the Project is also exempt under the common sense exemption of State CEQA Guidelines section 15061(b)(3) in that it can be seen with certainty there is no possibility that the City of Coachella Home Enhancement Grant Program may have a significant effect on the environment, as the payment of costs, fees and expenses necessary to rehabilitate pursuant to the program will have mostly financial effects and will not lead to any direct or reasonably indirect physical environmental impacts. A Notice of Exemption will be filed by the City of Coachella staff with the County Clerk within five days of the approval of the City of Coachella Home Enhancement Grant Program.

Additionally, the proposed activity is considered eligible for CDBG funding because it meets one or more of the following CDBG national objectives:

- Provide a benefit to low and moderate income persons;
- Prevent or eliminate slums and blight; or
- Meet other urgent community development needs due to natural disasters or other emergencies.

**ALTERNATIVES:**

1. Adopt Resolution No. 2022-97 Authorizing the City Manager to Submit an Application to the County of Riverside for the Fiscal Year 2023-24 Community Development Block Grant Program Entitlement Funds in the Amount of \$369,000.00 for the City of Coachella Home Enhancement Program
  
2. Provide alternative direction

**FISCAL IMPACT:**

Program Budget

Rehabilitation (Construction)	\$330,000
City of Coachella Program Staffing	\$30,000
<u>Administrative Fee</u>	<u>\$9,000</u>
 Total Program Budget	 \$369,000

Once the application is approved, the County will send a Supplemental Agreement for signature and the County will issue a Letter to Incur Costs to the City of Coachella so that the City can receive reimbursement in the amount of \$369,000.00 in CDBG entitlement funds for its Home Enhancement Program. All disbursements of CDBG funds will be made within thirty (30) days after the County has received the City’s reimbursement request including documentation supporting expenditures. This program will not impact the General Fund as this program will be fully funded through the CDBG grant program.

**ATTACHMENT:**

Resolution No. 2022-97

**RESOLUTION NO. 2022-97**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO SUBMIT AND EXECUTE A 2023-2024 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ENTITLEMENT FUNDING APPLICATION TO THE COUNTY OF RIVERSIDE IN THE AMOUNT OF \$369,000.00 FOR THE CITY OF COACHELLA HOME ENHANCEMENT PROGRAM**

**WHEREAS**, the County of Riverside and City of Coachella executed a Cooperation Agreement, dated July 1, 2020, whereby the City elected to participate with the County, which has qualified as an “Urban County” for purposes of receiving Community Development Block Grant, and to assist and undertake essential community development and housing assistance activities pursuant to the Housing and Community Development Act of 1974; and,

**WHEREAS**, the purpose of the CDBG grant application being submitted to the County of Riverside by the City of Coachella is to authorize the use of CDBG entitlement funds for fiscal year 2023-2024 in the estimated amount of \$369,000.00 which reflects a proportional share of the County of Riverside’s entitlement allocation from the Department of Housing and Urban Development. The City’s annual allocation is based on a formula that includes population, poverty rate, overcrowding, and sub-standard housing; and,

**WHEREAS**, the City Council has published information regarding eligible activities under the Act and has conducted a duly noticed public hearing on November 9, 2022, at 6:00 p.m. at 1500 Sixth Street, Coachella, California 92236 and via Zoom video live conferencing due to the worldwide novel coronavirus pandemic and pursuant to Executive Order N-29-20; and,

**WHEREAS**, the notice of public hearing was posted and advertised pursuant to applicable federal, state, and local laws; and,

**WHEREAS**, both oral and written testimony was presented to the City Council at the public hearing.

**NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the City Council of the City of Coachella, as follows:

**Section 1.**     **Incorporation of Recitals.** The City Council hereby finds and determines that the foregoing Recitals of this Resolution are true and correct and hereby incorporated into this Resolution as though fully set forth herein.

**Section 2.**     Conduct a Public Hearing and Adopt Resolution No. 2022-97 Authorizing the City Manager to Submit and Execute a 2023-2024 Community Development Block Grant (CDBG) Entitlement Funding Application to the County of Riverside in the Amount of \$369,000.00 for the City of Coachella Home Enhancement Program.

**Section 3.** The City of Coachella intends to use its fiscal year 2023-2024 CDBG allocation for CDBG-eligible activities where the primary beneficiaries are low-to-moderate income households and activities prevent or eliminate slums and blight.

**Section 4.** That the City Manager is authorized to submit and execute the contractual and related documents to be prepared by the City of Coachella that are required for the implementation of projects set forth herein.

**PASSED, APPROVED and ADOPTED** this 9<sup>th</sup> day of November, 2022.

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Steven A. Hernandez  
Mayor

**ATTEST:**

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Angela M. Zepeda  
City Clerk

**APPROVED AS TO FORM:**

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Carlos Campos  
City Attorney

STATE OF CALIFORNIA            )  
COUNTY OF RIVERSIDE        ) ss.  
CITY OF COACHELLA            )

**I HEREBY CERTIFY** that the foregoing Resolution No. 2022-97 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 9<sup>th</sup> day of November, 2022, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Andrea J. Carranza, MMC  
Deputy City Clerk